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City of Colusa
Historic Preservation Plan

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prepared for the
City of Colusa
Colusa, California

prepared by
Architectural Resources Group
Architects, Planners & Conservators, Inc.
San Francisco, California

October 1999

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Colusa Historic Preservation Plan
City of Colusa

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Colusa Historic Preservation Plan Project Team

City of Colusa

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Colusa City Council

Colusa Planning Commission

Colusa Heritage Preservation Committee

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Randy Salveson, Chairperson

Jane Carter, Secretary

Donna Krause, Committee Member

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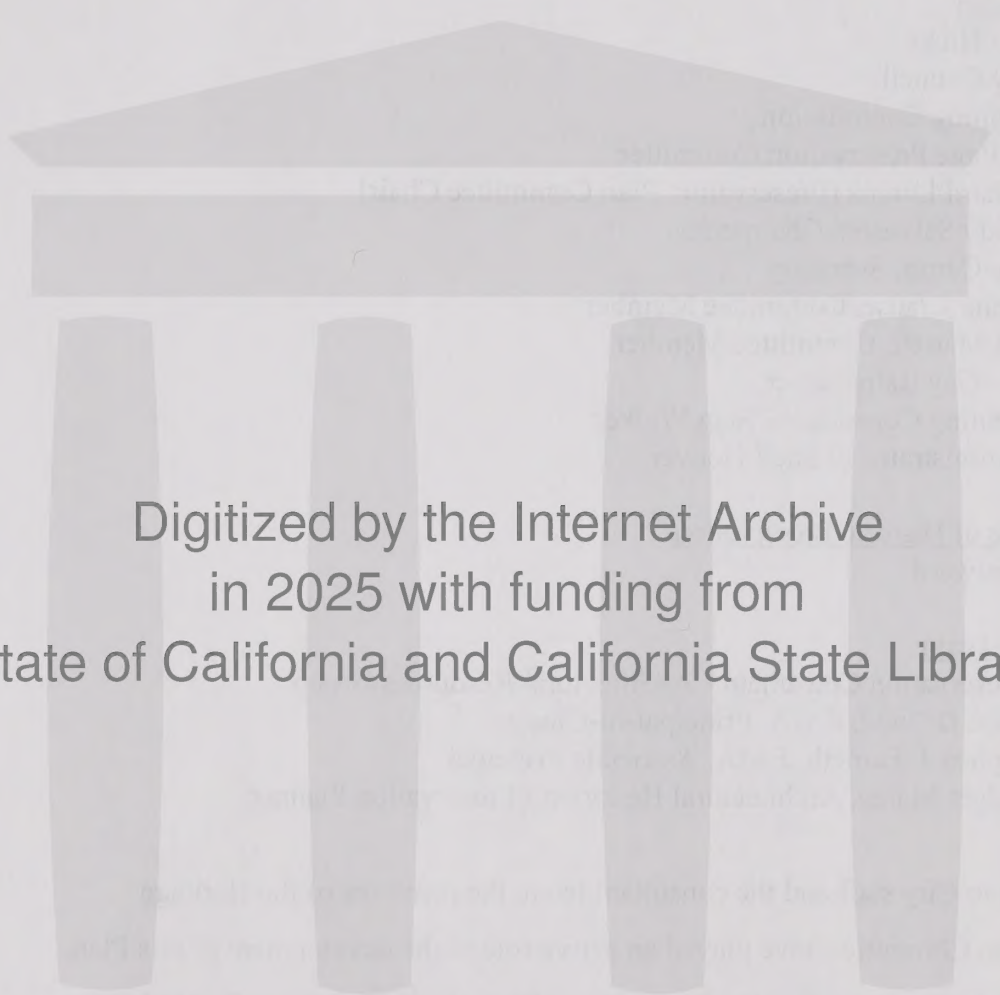
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Stephen J. Farneth, FAIA, Associate Principal

Bridget Maley, Architectural Historian / Preservation Planner

In addition to City staff and the consultant team, the members of the Heritage Preservation Committee have played an active role in the development of this Plan. Richard M. Lorenz served as the Preservation Plan project manager. Donna Krause contributed to the Statement of the Relationship Between Historic Preservation and the Community Education System. Richard Lorenz and Randy Salveson contributed to the Definition of the Historic and Archaeological Character of Colusa. Jane Carter contributed to the Summary of Past and Present Preservation Efforts and served as Plan editor. Phil Martell contributed to the discussion of the Public Sector Responsibility for Publicly-Owned Historic and Archaeological Resources. Without the input of these



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Committee members, the Preservation Plan would not reflect important local perspectives.

The entire Heritage Preservation Committee reviewed the document at the draft stage and will make recommendations to the Planning Commission and City Council regarding adoption of the plan. The City Council will take into advisement these recommendations and vote on adoption of the Historic Preservation Plan.

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Introduction

The Colusa Historic Preservation Plan will establish the framework for preserving historic, archaeological, and cultural resources in Colusa, including private, city, county, state, federal, and institutionally-owned resources. The City of Colusa has a rich and colorful history because of its strategic location on the Sacramento River in the heart of northern California's Sacramento Valley. On the west lies the coastal mountain range, and on the east is the Sierra Nevada Range. Colusa is a picturesque small town set on a classic grid with the historic center located near the river loading docks at Fifth Street. Slow growth has allowed Colusa to experience a minimum of urban sprawl and as a result the city has maintained its compact, nineteenth-century plan, as well as many historic commercial, residential, governmental, and industrial buildings that convey its historic contexts.

Surrounded by agricultural landscapes, Colusa is one of the few counties in the central valley that has retained its rural character and low population density. The Sacramento River, with a watershed covering California's interior north of Sacramento, forms the city's northern border. Agricultural lands surround the city on the west, east, and south. The city has a population of approximately 5,500 and consists of 1.62 square miles. The county has a population of approximately 18,500 and consists of 1,153 square miles.

Colusa's historic and cultural resources are a diverse collection of buildings, sites, structures, districts, parks, trees, cultural landscapes, as well as archaeological sites that relate to varied historic contexts. These include resources with statewide significance, as well as local interest.

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This document is based on the outline for a Historic Preservation Plan developed by the National Trust for Historic Preservation and the American Planning Association in *Preparing a Historic Preservation Plan* (1994) by Bradford White and Richard Roddewig.

The standard plan has 10 elements:

1. Purpose of the Historic Preservation Plan and Summary Statement of Historic Preservation Goals
2. Definition of the Historic and Archaeological Character of the Community
3. Summary of Past and Present Preservation Efforts
4. Summary of Past Survey Efforts
5. Explanation of the Legal Basis for Protection of Resources
6. Relationship Between Historic Preservation and Zoning, Land Use Ordinances, and Growth Management Policies
7. Statement of Public Sector Responsibility for Publicly-Owned Historic and Archaeological Resources
8. Statement of Incentives to Assist in the Preservation of Resources
9. Statement of the Relationship Between Historic Preservation and the Community Education System
10. Goals, Policies, and Implementation Program

The City of Colusa was designated a Certified Local Government (CLG) in 1996 and was awarded a CLG grant of \$6,000 in 1998 to complete this project. The CLG program involves local, state, and federal governments in historic preservation. Administered by the National Park Service and the State Office of Historic Preservation, the CLG program

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is a national initiative to provide valuable technical assistance and grant funding to local governments to ensure the protection of important local historic resources.

An Historical Overview of Colusa's Development

In 1808, Spanish explorer Captain Gabriel Moraga traveled inland from San Francisco Bay and navigated the river he named "Rio del Sacramento." He ventured up the river to a point some 18 miles north of present-day Colusa, finding villages along the river that had been home to Native Americans for thousands of years. One of the largest among these tribal villages was *Koru* (which later became *Colus*) located at a bend in the river known as Salmon Bend. The Native American tribe that settled at Salmon Bend was the *Korusi*, and the evolution to Colusi and later Colusa is easy to follow.

These Native Americans settled in this region because the location on the Sacramento River was abundant with salmon and steelhead trout which provided their basic food supply. The Indians easily caught fish behind a weir or dam-like trap constructed where the channel narrowed and deepened. The culture in Colus was simple and revolved around hunting, fishing and food gathering, including acorns and wild berries. The members of the tribe were friendly and peaceful with the tribal chief settling any disputes. In less than a generation after the arrival of European settlers, the long-standing lifestyle and traditions of the Colus had been changed forever. Chief Sioc, for whom a street in Colusa is named, died in 1852 after witnessing the decline of his tribe's population which was decimated by exposure to foreign diseases, such as malaria and small pox.

Colusa County, one of the original twenty-seven counties in California, was created by the State Legislature in 1850. Initially, the county included all of what is now Colusa and Glenn Counties and the southern portion of Tehama County. The first American settlers in the county were men prominent in the Bear Flag revolt of 1846 including William B. Ide, Granville Swift, Henry L. Ford, and Robert Baylor Semple. It was the latter, known as "Long Bob" Semple because of his 6' 6" frame, to whom Colusa owes its founding.

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Built across the river from what remained of the Native American village of Colus, the small community was the headwaters of transportation up the Sacramento River.

Semple, a Kentuckian, was impressed by the fertility of Colusa County's soil and the possibilities the Sacramento River offered for shipping supplies and farm produce up and down the river, the principal highway of the nineteenth century. Two years later, the Gold Rush brought Semple's brother, Col. Charles D. Semple, as well as Charles' son, John Semple, and nephew, William S. Green, to California. On January 22, 1850, Charles Semple purchased John Bidwell's original Colus Land grant comprising 8,875 acres, including the town of Colusa, for \$2,000.

The City of Colusa became the official county seat of Colusa County in 1854, and the first courthouse was constructed that summer. By 1860, this courthouse was no longer adequate, and in March 1861 the current courthouse was completed. The courthouse Hall of Records Annex (rear addition) was completed in 1914. The Colusa County Court House is the second oldest existing courthouse in use in California. The first Colusa post office was established in 1854. In 1855 the first public school classes were held in the courthouse, which continued until the first permanent school building was constructed in 1861. *The Colusa Sun* newspaper issued its first edition on January 1, 1862, and has been continuously published, although after its merger with the *Colusa Herald* in 1932, the newspaper was published as the *Colusa Sun Herald*. In 1986, new owners changed the name to the *Colusa County Sun Herald*, reflecting its county-wide influence.

The City of Colusa was incorporated in 1868, the water works was built, the town's first bank was opened, and the first town hall was erected two years later in 1870. Limited fire protection created many problems in early California communities, and many of Colusa's early residential and commercial buildings were destroyed by fire. This resulted

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in the formation of Colusa's first fire department in 1873. The first hospital was erected in 1876, and telephone service was provided in 1878.

Many other historic resources remain in the City of Colusa that can be linked to the early settlement of the region. Colusa's oldest standing house (1852) is located on Main Street between First and Second Streets. Historic Chinatown, also on Main Street between Seventh and Eighth Streets overlooking the Sacramento River State Park, was known for its legends of gambling and networks of underground tunnels. Other resources include many pre-1880 residential and commercial buildings.

When settlers first came to California in search of gold, some realized that more riches were to be found in providing supplies to the miners pouring into California. Many of these individuals settled in the broad valley traversed from north to south by the Sacramento River. Those who chose to settle in the area which is now Colusa, found good soil, abundant water, and a climate that was suitable to many crops. Colusa's early economic heritage was agriculture with large herds of sheep and cattle grazing the coast range hills, as well as valley lands.

Livestock ranching has been important since the nineteenth century. Especially in the county's western hills. Granville Swift, a pioneer who began raising cattle in 1847, used native stone from one of the local quarries to build a corral. Today, Swift's Stone Corral is a designated California State Historical Landmark.

Early Colusa County farmers grew primarily grains, especially wheat, on the flat lands and low rolling hills in the valley. They relied on the winter and spring rains and summer heat of the valley climate to produce some of America's highest yields during the latter part of the nineteenth century.

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It was one of Colusa County's leading citizens, Will S. Green, who pioneered irrigation development that watered and nourished the land. In 1887, Mr. Green founded the Central Irrigation District to divert waters of the Sacramento River into valley fields. This project was the prototype of irrigation districts now in operation and provided a model for similar projects throughout the West. Thanks in part to this pioneering effort, water for agriculture is plentiful and inexpensive.

With water development came the production of rice which was first grown in Colusa County in 1912, and has subsequently become the annual crop with the largest county-wide acreage. Colusa County is also a leader in the production of other agricultural crops. Today, Colusa is a farming community employing the latest modern technology, agricultural equipment and practices to produce a rich market basket of diverse commodities including almonds, prunes, walnuts, pistachios, wine grapes, cotton, corn, safflower, barley, wheat, sugar beets, beans, vegetable seed, tomatoes, beef, lamb and wool. Much of the area's produce has traditionally been exported.

Plan Elements

I. Purpose of the Colusa Historic Preservation Plan and Summary

Statement of Historic and Archaeological Goals

The purpose of this Historic Preservation Plan is to:

- Define the historic character of Colusa;
- Determine whether current policies and ordinances will encourage and contribute to the continued preservation of resources associated with Colusa's historic contexts;
- Evaluate the need to protect additional resources under the Colusa Landmark and Historic Preservation Ordinance;
- Identify ways to protect resources which are not currently protected;
- Determine if historic resources are being protected from deterioration and decay;
- Identify ways to adequately maintain historic resources;
- Define and formulate local incentive programs to encourage preservation of historic resources;
- Evaluate current zoning and land use policies to insure that they consider and provide for Colusa's historic resources and neighborhoods;
- Provide a plan for including historic preservation issues in local educational programs and school curriculums.

An Historic Preservation Plan establishes a framework for historic preservation efforts within a community. Historic preservation efforts are most effective at the local level for privately-owned historic resources. Federal and State laws afford protection for state and federal properties. An important component of any Historic Preservation Plan is to

establish future goals and action plans that allow for incremental implementation over time. A few governmental and non-profit agencies preserve, maintain and protect Colusa's historic, cultural and natural resources. These include the City and a number of state agencies.

This Historic Preservation Plan draws on past preservation efforts that have contributed to the protection of Colusa's historic character and outlines goals, implementation plans, incentives, and ideas for future programs to preserve Colusa's historic resources. The following is a summary of goals identified in Section X of this plan.

- Develop a plan to survey and update Colusa's historic resources inventory;
- Develop financial incentives to aid property owners of historic resources;
- Increase protection of historic and cultural resources including the maintenance and physical preservation of significant community assets;
- Evaluate zoning, land use and growth management policies to ensure that they do not pose threats to historic resources;
- Identify preservation strategies including public education and communication about historic preservation issues and concerns;
- Provide for continued protection of publicly-owned resources.

II. Definition of the Historic and Archaeological Character of Colusa

Historical and archaeological resources within the City of Colusa include properties that can be defined as buildings, sites, historic districts, structures, objects, archaeological sites and historic landscapes. Historic and cultural resources are defined by applying standard criteria at several levels including:

National	National Register of Historic Places Historic American Building Survey
State	California Register of Historical Resources California State Historical Landmarks State Points of Historical Interest
Local	Landmark and Historic Preservation Ordinance

Currently within Colusa there are a number of resources that are listed on registers or formally determined eligible for these registers including:

National Register of Historic Places Listed Properties	Colusa Carnegie Library - 260 Sixth St. - listed 12/1990 Colusa Grammar School - 425 Webster St. - listed 6/1978 Colusa Union High School - 745 Tenth St. - listed 8/1976
National Register - Determined Eligible Through Rural Housing Grant Process - HUD	J.W. Hayman House - 439 Clay St. (1994) Hannah Winters House - 557 Clay St. (1995) Powell-Koon House - 108 Main St. (1989) John Eybel House - 906 Oak St. (1994) Jerry Henry Pope House - 407 Parkhill St. (1990)
Historic American Building Survey	Colusa County Court House - 547 Market St.
California Register Properties	All properties listed on or formally determined eligible for National Register No others to date

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California State Historical Landmarks	Colusa County Court House -547 Market St. - Land-marked 12/1975 Swift's Stone Corral (near Maxwell, not in Colusa) - Landmarked 6/1936
State Points of Historical Interest	International Order of Odd Fellows (IOOF) Bldg. 141 Fifth St. - listed 7/1977

City of Colusa Landmarks	1. Judge H. M. Albery House-659 Jay St. 2. International Order of Odd Fellows (IOOF) Bldg - 141 Fifth St. 3. Brick Commercial Bldg.-735 Main St. 4. Colusa Grammar School-City Hall-425 Webster St. 5. Colusa Union High School - Yuba College, Community Theatre, and School District Offices - 745 Tenth St. 6. First Christian Church-725 Jay St. 7. Old Chinatown Historic District -Main St. Between 7th & 8th Sts. 8. Our Lady of Lourdes Church-345 Oak St. 9. Carnegie Library-Police Department -260 Sixth St. 10. St. Stephen's Episcopal Church-642 Fifth St.
SHPO Historic Property Data File For Colusa	067 Resources Downtown 061 Resources East of Fifth Street 112 Resources West of Fifth Street 009 Resources Environs of the City 249 Inventory forms were completed and placed in State Historic Property Data File (see Master list as published in <i>IF THE WALLS COULD TALK, Colusa's Architectural Heritage</i> pages 270-281)

Archaeological sites are characterized by a Native-American presence in the region. Archeological evidence such as middens, mortars, and human remains document the age of Native American settlements in the area of Colusa. For the purposes of this project, the focus was on historic buildings and structures; however, Native-American and European-American Contact Period archaeological sites (sites that involve both Native-

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Americans and Europeans and Americans) are important resources to consider in an Historic Preservation Plan. There is an archaeological site in the Grimes area, eight miles south of Colusa, as well as the Grand Island Shrine. Both are listed on the National Register. Specific or exact archaeological site locations and detailed artifactual information is restricted to professional archaeologists and is therefore not published within this report. See Goals section of this report for further discussion of archaeological sites.

III. Summary of Past and Present Preservation Efforts in Colusa

Preservation of architectural resources and the historical character of neighborhoods has long been a concern of the citizens and the City. The preservation of historic and cultural resources has been undertaken by a number of governmental agencies and non-profit groups. The following is a summary of past and present efforts by a number of Colusa's preservation-related agencies and organizations.

1. Federal Programs in the Colusa Vicinity

Within Colusa County there are three National Wildlife Refuge sites including the Sacramento National Wildlife Refuge, the Delevan National Wildlife Refuge, and the Colusa National Wildlife Refuge. There are Indian Reservation Lands in Colusa County headquartered 4 miles north of Colusa on Princeton Road (Highway 45). This location has a large and popular gaming casino. Additionally, the United States Post Office is located at Market and 4th Streets in Colusa and is maintained by the Postal Service. There are other post offices located throughout the county.

2. State Programs in the Colusa Vicinity

Within Colusa County, there are a number of State of California owned sites including the Colusa Sacramento River State Recreation Area and Park, the Colusa Bypass State Wildlife Area, and the Riparian Habitat Lands along the Sacramento River. The State Reclamation Board and the State Department of Water Resources oversee the Sacramento River Levee System.

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3. City of Colusa

Colusa has a long tradition of identifying and preserving its history and architecture, sites, and artifacts. The Landmark and Historic Preservation Ordinance (1975) and the state-funded survey of historic resources (1980) were worthy accomplishments which have focused on preservation of the historical character of Colusa. When the award-winning book *IF THE WALLS COULD TALK, Colusa's Architectural Heritage* was published in 1988, the photographs and text provided a permanent record of the existing significant historic resources of the city at that point in time.

General Plan

In October 1994, the City adopted a General Plan (Resolution 94-22) which established the policies and guidelines for land-use decisions in Colusa. Page 46 of the General Plan under Historic and Scenic Resources notes: "Policies should be established to seek to enlarge the city's historic district in the downtown and to create an historic overlay zone to provide authority to review changes of the exterior of historic buildings and develop other incentives to preserve these structures."

Landmark and Historic Preservation Ordinance

The Landmark and Historic Preservation Ordinance (see Appendices) was adopted by the City Council on September 30, 1975, and incorporated into the 1978 publication of the City's Zoning Ordinance as Article 28, Landmark and Historic Preservation. The purpose of the ordinance was to protect, preserve, and enhance significant examples of architectural styles of the past and the environment and neighborhoods of these contexts as irreplaceable assets in the community to be preserved for the enjoyment of future generations and for the enrichment of the quality of life in Colusa. It established the Heritage Preservation Committee and defined the requirements for designating local landmarks and historic districts. Since the implementation of the ordinance, the City has designated nine Landmark

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properties and one Historic District (Old Chinatown). The ordinance has been amended twice since it was adopted.

Heritage Preservation Committee

The City of Colusa has a Heritage Preservation Committee (HPC) of five members that are appointed by the City Council. The HPC promotes historic preservation by designating historic landmarks and districts, providing technical assistance for renovating historic buildings, and regulating the construction, alteration, demolition, or removal of designated landmarks, sites or historic districts. The HPC serves as the design review committee for the City.

The HPC has made amendment recommendations twice in regard to the ordinance. On August 26, 1987, the City Planning Commission approved the recommendation of the HPC that *The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings* be applied when evaluating exterior repairs, changes, and improvements to historic buildings listed on the Colusa Historic Resources Inventory. (See Appendices for text of Resolution). On March 24, 1993, the City Planning Commission approved the recommendation of the HPC that the Historic Resources Inventory identified in 1980 and published in 1988 be adopted. (See Appendices for text of Resolution).

The HPC initiated an award of merit program in 1998 which honored an outstanding preservation or rehabilitation project. The Colusa Theater was first recipient of the award, and a bronze plaque was mounted in the theater lobby in May 1998. The plaque was placed in conjunction with the annual barbecue event during National Preservation Week.

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In addition, the HPC has sponsored a commemorative plate series featuring the Landmark historic buildings in Colusa. Thus far, the series has included the Colusa County Court House, the former Colusa Grammar School (now the City Hall), the former Colusa Union High School (now the Community Theatre for the Performing Arts, Colusa Campus of Yuba College, and the Colusa Unified School District Offices), the First Christian Church, the Carnegie Library (now the Police Department), and Our Lady of Lourdes Church. Other historic resources may be added to the plate series in the future.

The Heritage Preservation Committee is presently in the process of publishing a color brochure guide for historic landmark tours in the inner core of the city. Windshield tours by auto, bicycle tours, and walking tours will be included. The publication is funded by the Maxine Brill Trust for the Heritage Preservation Committee and will be free to the public at the Colusa County Chamber of Commerce and at City Hall.

Historic Resource Surveys

Please see Section IV of this Plan (Summary of Past Survey Efforts).

Downtown Development and Preservation Program

The Colusa Downtown Development / Preservation Program was completed in April 1988. The objective of this study was to ultimately stabilize the economic needs of Colusa's downtown commercial area through the use of a development / preservation plan. It was believed that the revitalization, historic preservation, and adaptive re-use of commercial buildings along with the upgrading of public facilities including beautification, could enhance the vitality of the downtown area and recapture its historic role as leading governmental and shopping center for the

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county. Ten elements were included in the plan including Management/ Organization, Market Study, Business Mix / Land Use, Infrastructure Analysis, Public Urban Design, Private Improvement Design, Parking, Traffic, Promotions, and Financing. The last part of the plan outlined an implementation program or strategy in order to attain the goals identified in the plan.

Certified Local Government Program

The City of Colusa was awarded Certified Local Government (CLG) status in 1996 by the State Historical Resources Commission, when the Commission convened in Colusa. CLG status means that the City has a sound preservation ordinance, a trained and qualified planning staff, an Historic Preservation Commission or Committee, and an up-to-date survey of historic resources. As a participant in the CLG program, the City can apply for funds available from the State Office of Historic Preservation to fund preservation related projects.

Economic Development Efforts

The federal Community Development Block Grant (CDBG) Program has been used by the City in the past. Additionally, Colusa has a Downtown Development and Preservation Program.

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City Controlled Resources

The City owns and maintains the former Colusa Grammar School building which now serves as the City Hall (Landmark #4), the Carnegie Library that is now the Police Department (Landmark # 9), and the water supply tanks which tower over the city on Main Street (not Landmarked). The City is solely responsible for the preservation of these historic resources and has rehabilitated and adaptively reused the Grammar School and the Carnegie Library.

Additional City Preservation Activities

Each May, the Colusa Heritage Preservation Committee promotes and celebrates the National Trust for Historic Preservation's annual Preservation Week. The HPC sponsors an annual barbecue on the Court House lawn including a program that highlights the work it has accomplished during the year.

4. Non-Governmental Programs in City of Colusa

The Community Theater Foundation Incorporated has invested approximately \$300,000 over a fifteen-year period, in the seismic strengthening and rehabilitation of the historic Colusa Union High School auditorium wing to provide the Community Theatre for the Performing Arts. Included in the total investment were grant funds under the National Historic Preservation Act of 1966 in the amount of \$27,500 as well as the 1984 Park Bond Act funds in the amount of \$20,000.

The Colusa Flour Mill, which was located at the east end of Main Street, has been demolished, but the mill wheel and steam engine were given to the Colusa County Fair Grounds by the I. G. Zumwalt Company and installed for permanent display.

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The Colusa Rotary Club constructed the wooden portal and stairs at the Colusa Sacramento River State Recreation Area and Park. The annual Fourth of July fireworks celebration is held each year at this levee location along the river in the heart of the Old Chinatown Historic District.

The Quilt Society hosts an annual quilt show and maintains the cultural tradition of quilting. The Colusa County Chamber of Commerce sponsors the Old Time Christmas tour which involves closing off Market Street during the event.

The Friends of the Colusa County Library annually sponsor a public home tour that benefits the Library and features new and historic houses in Colusa and in the county.

Also of importance are the local churches that have undertaken preservation projects. The First Christian Church (Landmark #6) located on Jay Street is a Gothic Revival structure constructed in 1869 that has been well maintained by the congregation for 130 years.

Our Lady of Lourdes Catholic Church (Landmark #8) at 345 Oak is a Victorian Gothic structure constructed in 1881. The church undertook a major renovation project in the late 1970s totaling \$280,000. The project included replacing the roof and steeple, making the church accessible to the handicapped and improving the landscaping and parking areas. Since that time, the building has been carefully maintained by the congregation.

The Charity Baptist Church, previously the African Methodist Episcopal, is located at 810 6th Street in a building constructed in an 1894 Victorian Gothic style. St. Stephen's Episcopal Church (Landmark #10) located at 642 Fifth Street is a Victorian Gothic

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church constructed in 1894. Lastly, the Trinity Methodist Church located at 511 Oak Street is a Gothic / Jacobean style building constructed in 1942. Each of these historic buildings has been preserved and maintained by the respective congregation.

IV. Summary of Past Survey Efforts

When the five newly-appointed members of the Heritage Preservation Committee met for the first time in January of 1976, they put the need to identify historic buildings, sites, and structures high on their agenda. They believed these structures deserved the protection of the city's historic preservation ordinance (adopted September 30, 1975) that they had been appointed by the City Council to implement.

Initial efforts began with each member of the Committee making a list of architecturally, historically, and culturally significant buildings that he or she believed worthy of preservation. When the five lists were compiled, approximately 38 buildings had been identified. These commercial and residential buildings became the first inventory of historical resources for the City of Colusa, which was to be reviewed annually.

The members of the Committee recognized that this list was incomplete and contained only the obvious landmarks and that a comprehensive survey of the inner core of the city by a qualified architectural consultant was necessary.

About this time, the State Office of Historic Preservation began offering grants to local communities to fund historic resources surveys. The Colusa Heritage Preservation Committee applied for a grant under this program in 1979 and was awarded \$12,500. The state funds had to be matched by funds and in-kind materials and services from the Heritage Preservation Committee, the members of the survey project committee and local volunteers.

The total cost of the comprehensive survey exceeded \$25,000 and was managed by preservation architect Dan Peterson. AIA and Associates of Santa Rosa. Jane Carter, who

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was chairperson of the Heritage Preservation Committee, managed the survey project at the local level with over 60 volunteers who were involved in all phases of the project including planning, historical documentation, writing, editing, review, and preparation of the final report and state inventory forms. Hundreds of generous people provided information and clues to sources of information for the completion of this project.

Analysis of Survey Information

The survey, completed in 1980, covered 126 blocks and extended to the city limit boundaries of the Sacramento River on the north, Bridge Street on the east, and Thirteenth Street on the west. The survey project ended at Fremont Street on the expanding south side of the city. The survey identified 325 historic structures. After four years, the Heritage Preservation Committee and the City of Colusa were confident that a comprehensive list of buildings and sites important to the historical character of the community had been identified.

Publication of the survey did not occur until 1988. After two failed attempts to secure grant funding from the State of California, the Colusa City Council budgeted funding for the proposal to publish the survey, and Jane Carter agreed to write the book and manage the publication project on a pro bono basis. The publication cost was returned to the city as the books were sold.

Colusa's published historical resources survey was titled *IF THE WALLS COULD TALK, Colusa's Architectural Heritage*. The book mapped and indexed a master list of 325 historic buildings, sites, and structures. The evaluation criteria used by the architectural consultant followed the criteria of the National Register of Historic Places at the local, state, and national level of significance to determine the National Register numerical rating of each site. These ratings were:

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1. Individually listed on the National Register of Historic Places.
2. Determined individually eligible to the National Register by the U.S. Department of the Interior.
3. Appears eligible for individual listing on the National Register of Historic Places.
4. Is eligible or may become eligible for listing under a local preservation or landmark ordinance, or is a contributor to the historical and/or architectural character of a potential locally-designated historic district or preservation area.
5. Site of a former historic structure.
6. Structure that contributes to the historic and architectural character of the neighborhood and the community. (The structure was not evaluated for the state resource inventory but was included in the Master List.)

Condition and prior alterations were taken into consideration during the evaluation process. Any building whose design integrity, materials, or workmanship had been so seriously altered that its original character had been substantially changed was not included.

The book became the planning tool of the Heritage Preservation Committee for it contained the Colusa Landmark and Historic Preservation Ordinance, *The U.S. Secretary*

of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings, a list and brief explanation of federal and state laws affecting historic preservation, a glossary of architectural terms, and a bibliography. The index provided a map of the survey project area with each of the 325 existing historic structures and sites noted. The index is sorted alphabetically by street address, by historic name, and by architectural style. Each listing includes the actual or estimated date of construction, the use or zoning, the county assessor's parcel number, the owner of record on March 1, 1988, the National Register classification as described in the evaluation criteria, and the California Historic Resource Inventory Form status.

It should be mentioned that ten of the buildings originally identified by the survey in 1980 had been lost by 1988. In addition, one church and one house received modernized exteriors, changing the original fabric, and causing their removal from the Colusa Historic Resources Inventory. During the review process two houses and two commercial buildings were added to the inventory. In one case, the house with an uncertain future in 1980 had been carefully rehabilitated. The others qualified because they had reached the fifty-year age level requirement.

The book has proved invaluable to private and government planners, researchers, historians, preservationists, consultants, architects and builders. It is used in local schools as a textbook and reference work for class study. Realtors use it to promote sales of historic properties and to demonstrate the value and charm of the historical character of the city as an enhancement to the quality of life. This beautiful edition has been well received and popular with members of the community. Past and present residents of Colusa, who read about their family antecedents and the houses and buildings they owned and occupied in this rural city on the Sacramento River, have treasured it.

V. Explanation of the Legal Basis for Protection of Resources

A. Jurisdictional Overview

Historic and cultural resources in Colusa are subject to the regulations of several different agencies including federal, state, and local. Various forms of protection apply to resources in Colusa including Section 106 of the National Historic Preservation Act, California Public Resources Code 5024 (State review of its own projects), the California Environmental Quality Act, the State Historical Building Code and the City of Colusa's Landmark and Historic Preservation Ordinance.

The two most commonly-used legal tools are individual building designations and historic district designations. Individual designations identify a single resource as having historic importance, and district designations identify a number of resources located near to each other that have a connection or unifying theme that ties them together.

Not all historic resources are subject to the same legal controls. The legal basis for protection of these resources is different from municipality to municipality and even from state to state. Each of the regulatory requirements described in the following few paragraphs are described in more detail in the sections that follow.

1. Federal

There are several programs established to recognize or designate historic properties. At the national level, the National Register of Historic Places (National Register) has designations for individual buildings, as well as National Register Districts for groups of buildings. National Landmarks and National Landmark Districts are the highest level of

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recognition at the federal level. National Register and National Landmark properties are protected only when federal funds, grants or other federal moneys are involved in a project. Otherwise these resources are not normally protected under federal law.

Federal properties are subject to Section 106 of the National Historic Preservation Act (NHPA) and National Environmental Policy Act (NEPA) review. Because Colusa is a Certified Local Government (CLG), the State Office of Historic Preservation may ask the City (HPC) to comment on any Section 106 Review of an historic building review within Colusa such as Rural Housing Authority Projects.

2. State

State properties are subject to requirements under the Public Resources Code 5024 and the California Environmental Quality Act (CEQA). The State Office of Historic Preservation may comment on any CEQA related documents.

Also at the state level, the California State Historical Landmark program recognize sites and buildings of statewide importance. The State Points of Historical Interest Program recognizes historic sites and buildings of local interest. The California Register of Historical Resources (California Register) has recently been established as a program to recognize California's historic and archaeological resources. The key preservation component of the California Register is its relationship to CEQA.

3. Local

City-owned properties must conform to the City's General Plan. The Colusa City Code also requires that city activities must also conform to the Zoning Ordinance. Privately-owned properties that are listed as designated Colusa Landmarks or are located within

Historic Districts as defined by the Landmark and Historic Preservation Ordinance are subject to the regulations set forth in that Ordinance.

The City of Colusa has a local landmark designation program that identifies resources important to the historical character of the city. Colusa's General Plan and Zoning Ordinance also have direct impacts on historic resources.

B. Legal Framework

The legal framework defined at the Federal, State and Local levels:

1. Federal

National Historic Preservation Act

Federal agencies have responsibilities under the National Historic Preservation Act of 1966 (NHPA). This act is the most widely cited federal preservation law. Section 106 of this act specifies a process where federal agencies are required to consider the effects of their undertakings on historic properties. The Advisory Council on Historic Preservation (ACHP) has an opportunity to review and comment on proposed federally-funded projects.

Properties listed on or eligible for listing on the National Register, whether as individual resources or collectively as contributors to a district, are subject to Section 106 review during federal undertakings. The National Register of Historic Places is the nation's master inventory of designated historic resources. The National Register is administered by the Keeper at the National Park Service (NPS). The National Register includes listings of buildings, structures, sites, objects, and districts that possess historic,

architectural, engineering, archaeological, or cultural significance at the national, state or local level.

Under Section 106, alterations to sites, structures, buildings, districts or objects must meet *The Secretary of the Interior's Standards and Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (The Standards)*. These ten standards constitute the primary tool used by federal agencies and others to plan and evaluate the treatment of historic buildings. As indicated in its introduction, *The Standards* are “neither technical nor prescriptive, but are intended to promote responsible preservation practices....For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, *The Standards* provide philosophical consistency to the work.”

During the Section 106 process, federal agencies are required to include interested party groups into the discussions regarding the projects. Because Colusa is a CLG, federal agencies should consider the City (HPC) an interested party and ask them to review and comment on federal projects that take place within the city.

National Environmental Policy Act (NEPA)

The National Environmental Policy Act was established in 1969 and formed the basis for California’s CEQA legislation that followed. While parallel in some ways to Section 106 review, NEPA is a broader program requiring federal agencies to consider many environmental effects of their activities, one of which is potential impacts to historic resources.

Other Federal Regulations

Other federal regulations that include policy affecting historic preservation should be reviewed in Colusa including:

National Environmental Policy Act of 1969 (the federal equivalent of CEQA)

Archaeological and Historic Preservation Act of 1974

Archaeological Resources Protection Act of 1979

Native American Graves Protection and Repatriation Act of 1990

American Indian Religious Freedom Act

House and Community Development Act

Department of Transportation Act of 1966

Americans with Disabilities Act of 1990

Four federal agencies with a presence in Colusa whose undertakings might be reviewed under the above regulations if historic resources are involved include the Postal Service, the Soil Conservation Service, the Department of Agriculture Farm Service Agency, and the Fish and Wildlife Service (Colusa Refuge).

2. State of California

California Register

On September 27, 1992 Assembly Bill 2881 (Statutes of 1992, Chapter 1075) was signed into law amending the Public Resources Code as it affects historical resources. This legislation, which became effective on January 1, 1993, also created the California Register of Historical Resources (California Register). It was not until this legislation was implemented by regulations that it became law on January 1, 1998. The California Register is a list of identified significant historical resources within the state that should be preserved and protected. The criteria for listing a resource on the California Register

are in many respects similar to National Register criteria. In fact, any resource listed on or formally determined eligible for the National Register is automatically listed on the California Register. In addition, resources may be nominated directly to the California Register using state survey forms and after approval of the State Historical Resources Commission. The California Register differs from the National Register in that designations are more focused on California's local history, and there is more flexibility in recognizing buildings that have been moved or that may have lost some aspects of their physical integrity.

California Environmental Quality Act

While CEQA is state law it is the responsibility of municipal governments to ensure CEQA compliance. CEQA has therefore been discussed under the City section of this Plan Element.

State Historical Building Code

The State Historical Building Code (SHBC) is a very important preservation tool providing an alternative building code for use on historic buildings. Developed by the State of California, the SHBC is a mandatory building code that must be applied whenever a project involves a "qualified historic structure." As defined by the SHBC, a qualified historical building or structure is "any structure, collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction."

The SHBC allows the use of alternative materials and methods of construction for: "repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, moving or continued use of a historical building." The prevailing code, the Uniform Building Code, was established for use in new construction where compliance

was relatively easy. When applied to historic buildings, many historic features were damaged or removed because of the rigid “prescriptive” nature of the code. The SHBC is a “performance” based code, requiring the same level of safety, but permitting the applicant many different options to achieve safety. This results in much less historic material being removed and in many instances, a considerable reduction in construction cost.

Within California, each municipality that administers the SHBC can adopt what it considers to be qualified historic resources. In Colusa, the resources listed on the City’s historic resources inventory are eligible to use the SHBC.

California State Parks and the Colusa Sacramento River State Historic Park

Under Public Resources Code 5024 each State agency is responsible for formulating policies to preserve and maintain all state-owned historic resources under its jurisdiction. The State Office of Historic Preservation can comment on any proposed project relating to state-owned resources. In addition, state agencies must comply with CEQA. All state agencies with a presence in Colusa would also be required to consider Public Resources Code 5024 when defining projects and evaluating historical resources.

California Department of Transportation

Under Public Resources Code 5024 all state-owned structures in freeway right-of-ways must be inventoried before approval of any undertaking which would: 1) alter their original or significant features or fabric, 2) transfer, relocate or 3) demolish those resources. As such, the California Department of Transportation (Caltrans) is responsible for evaluating its projects to ensure the protection of historic resources. The State Office of Historic Preservation can comment on Caltrans projects affecting historic resources. In addition, Caltrans must also comply with CEQA. While there is little Caltrans activity

currently within Colusa, this is the primary way in which the City may affect Caltrans activities relative to historic resources.

Other Agencies

Other state agencies with a presence in Colusa would be also be required to consider historic resources under the Public Resources Code 5024.

3. City of Colusa

The legal framework for historic preservation in Colusa includes the General Plan, the Landmark and Historic Preservation Ordinance, the California Environmental Quality Act, and the State Historical Building Code.

General Plan

California planning and zoning law requires a General Plan with policies to guide land use and zoning, with parcel by parcel laws governing the use of property. Colusa's current General Plan was adopted in 1994. The General Plan has several mandatory elements, but may add optional elements, including a preservation element. The General Plan states that "polices should be established to seek to enlarge the City's Historic District in the downtown and to create a historic overlay zone to provide authority to review changes of the exterior of historic buildings and develop other incentives to preserve these structures."

Zoning Ordinance

Colusa's Zoning Ordinance (No. 191) was adopted on July 8, 1963 with various amendments, including Article 28, Landmark and Historic Preservation Ordinance adopted in 1975 by the City Council, and incorporated into the Zoning Ordinance. The purpose of the ordinance is to protect, preserve, and enhance significant examples of

architectural styles of the past and the neighborhood environments of these contexts, considered irreplaceable assets in the community. their preservation is for the enjoyment of future generations and to enrich the quality of life in Colusa. The Ordinance established the City of Colusa Heritage Preservation Committee of five members and defined the requirements for designating local landmarks and historic districts. To date, the City has designated nine landmark properties and one historic district (Old Chinatown).

California Environmental Quality Act

In 1970, the California State Legislature adopted the California Environmental Quality Act (CEQA). The purpose of CEQA is to inform the public and governmental decision-makers of the environmental impacts of proposed projects. It seeks to identify ways in which environmental damage can be avoided or significantly reduced by incorporating mitigation measures or making changes to the projects. The City of Colusa and the City Council, Planning Commission and Planning Department staff are identified as decision makers under CEQA in regard to historic and cultural resources. The City is required to make every effort to ensure that the legal requirements of CEQA are met.

Under CEQA, a project that results in a “substantial adverse change” in the significance of an “historical resource” is a project that may have a significant adverse effect on the environment (Cal. Pub. Res. Code § 21084.1). An “historical resource” is a resource listed in, or determined to be eligible for listing in, the California Register. The Public Resources Code defines “substantial adverse change” as “demolition, destruction, relocation or alteration,” activities that would impair the significance of a historical resource (Cal. Pub. Res. Code § 5020.1q).

Only “discretionary” projects are reviewed under CEQA. A discretionary project is defined as one that requires the exercise of judgment or deliberation when the public agency decides to approve or disapprove the actions. A “ministerial” act is defined as a government decision involving little or no personal judgment by the public official. Each public agency defines which actions it considers to be discretionary or ministerial. In Colusa, demolition permits are defined as discretionary only if they relate to landmarked resources or resources within historic districts. Under CEQA, the final decision on any project is made by the responsible public agency - the City of Colusa.

VI. Relationship Between Historic and Archaeological Preservation Needs and Colusa's Zoning, Land Use and Growth Management Policies

There are a number of means by which Colusa can ensure that its land-use policies are not in conflict with its historic preservation policies:

1. Heritage Preservation Committee

The City of Colusa has an established Heritage Preservation Committee (HPC) that is responsible for review of changes to Landmarks and Districts to ensure that these alterations are in conformance with *The Secretary of the Interior's Standards*.

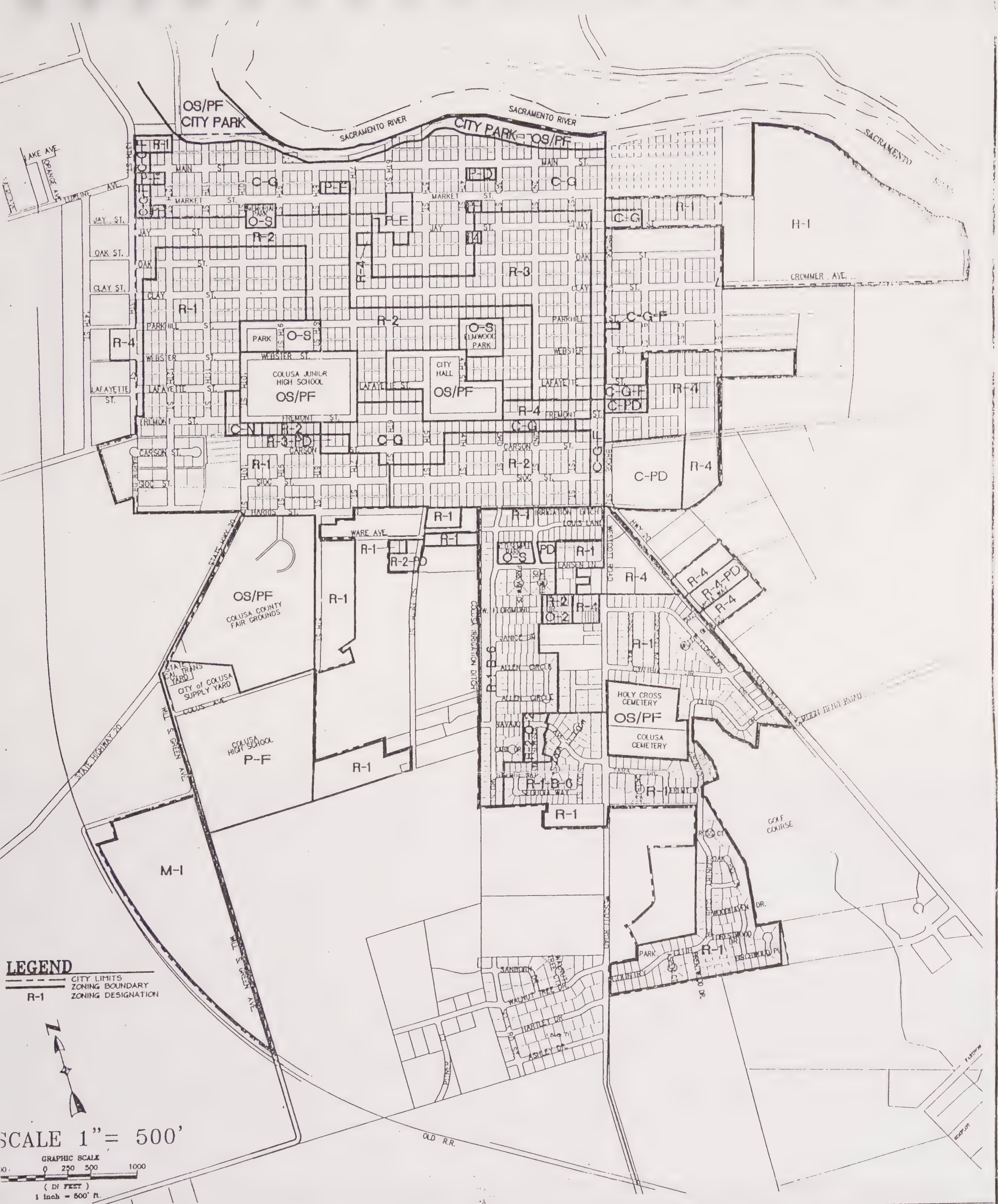
2. Zoning Ordinance

The Historic Preservation Zoning Ordinance has helped support the public and private preservation efforts within the City by outlining regulations and incentives for preservation efforts. The present limitation of the City's preservation ordinance is that it is only applied to nine designated landmarks and one small historic district. Changes to adjacent buildings or to the immediate neighborhood context, including building height and style, should be recognized as potentially damaging to the historic character of a designated building.

At best, zoning is a gross approximation of actual land uses and development. At present, the zoning policies set forward by the City allow for specific types of development within certain areas of the city including single family, multi-family and commercial areas. There is a substantial commercial area located along Main and Market which is part of Colusa's historic commercial core.

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Within the residential zoned portions of the city there are a number of conflicts in regard to historic single-family houses. There is a large portion of the east side of the city zoned R-3 (neighborhood apartment district) that could result in the loss of a number of historic houses if these lots were to be redeveloped. However, it appears that the zoning in Colusa is fairly consistent with configuration of the historic neighborhoods. The City may want to investigate the use of Historic Overlay Zones for certain residential and commercial areas of the city. A current zoning map is found on the following page.



CITY of COLUSA

ZONING MAP

ADOPTED BY ORDINANCE NO. 403 ON OCTOBER 5th, 1999 AS THE OFFICIAL ZONING MAP OF THE CITY OF COLUSA.

ZONING DISTRICTS

R-1	SINGLE-FAMILY RESIDENCE DISTRICT
R-1-B-8	SINGLE-FAMILY RESIDENCE 8,000 SQ.FT. MINIMUM
R-2	TWO-FAMILY RESIDENCE DISTRICT
R-2-O-2	TWO-FAMILY RESIDENCE DIVIDED OWNERSHIP
R-3	NEIGHBORHOOD APARTMENT DISTRICT
R-4	GENERAL APARTMENT DISTRICT
C-N	NEIGHBORHOOD BUSINESS DISTRICT
C-G	GENERAL COMMERCIAL DISTRICT

ZONING DISTRICTS

C-G-F	GENERAL COMMERCIAL DISTRICT HWY FRONTAGE
C-H	HIGHWAY SERVICE COMMERCIAL DISTRICT
M-1	LIGHT INDUSTRIAL DISTRICT
M-2	GENERAL INDUSTRIAL DISTRICT
M-L	LIMITED INDUSTRIAL DISTRICT
P-D	PLANNED DEVELOPMENT DISTRICT
P-F	PUBLIC FACILITIES DISTRICT
O-S	OPEN SPACE DISTRICT
F-W	FLOODWAY DISTRICT

SPECIAL COMBINING DISTRICTS

A	AGRICULTURAL COMBINING DISTRICT
B	SPECIAL BUILDING SITE COMBINING DISTRICT
CD	SPECIAL CMC DISTRICT COMBINING DISTRICT
F	SPECIAL HIGHWAY FRONTAGE COMBINING DISTRICT
FP	FLOOD PLAIN COMBINING DISTRICT
H	SPECIAL HEIGHT COMBINING DISTRICT
P	SPECIAL PARKING COMBINING DISTRICT
O	SPECIAL DIVIDED OWNERSHIP DISTRICT
AO	SPECIAL ADULT-ORIENTED COMBINING DISTRICT

3. Institutional Ownership

Institutional ownership of properties containing historic resources represents a special set of preservation issues. Religious institutions are, by civic law, considered equal but not different from other types of property owners. Although some cities have institutional zoning designations, they are usually applied only to properties in public ownership. Properties owned by religious organizations are usually given residential zoning designations for purposes of determining value. By state law, school district properties are required to be zoned for residential use.

By their size, many institutionally owned properties are appropriate as planned unit development areas, which provides additional public review authority for conservation of site resources. Where environmental review is considered appropriate, CEQA establishes criteria to address historic and environmental resources.

The City should encourage institutional owners to consider the historical character resources they own when planning and developing new projects and uses for these resources.

VII. Statement of Public Sector Responsibility for Publicly-Owned Historic and Archaeological Resources

The development of a Statement of Public Sector Responsibility for Publicly-Owned Historic and Archaeological Resources ensures that public actions do not adversely affect either identified or non-identified resources. More and more of California's communities are becoming concerned about the significant impact public decision-making has on historic resources. The State provides legal protection of both private and public resources through the California Environmental Quality Act which obligates municipalities to consider the impact of discretionary projects on historic and cultural resources.

Frequently, municipalities own some of the most historically significant resources within a community. Publicly-owned historic resources in Colusa include administrative buildings, schools, libraries, and parks. The City has an opportunity to demonstrate leadership through preserving and rehabilitating publicly-owned historical and cultural resources. By taking decisive actions regarding publicly-owned resources, the City can spur the implementation of other preservation efforts within the private sector.

Outstanding among preservation successes and the adaptive reuse of Colusa's historic buildings have been saving the Colusa Grammar School and the Colusa Union High School from demolition in the mid 1970s. During that period all solid-brick school classroom buildings non-compliant with the Field Act were mandated by the state legislature for replacement. Many of these beautiful old schools throughout California were torn down. However, a large group of concerned citizens in Colusa succeeded in saving these two National Register-listed schools. The grammar school became the seat of city government as the Colusa City Hall. The high school houses the Colusa campus

of Yuba College, the offices of the Colusa Unified School District and Colusa's seismically retrofitted and rehabilitated 400-seat Community Theatre for the Performing Arts (in the former high school auditorium).

Additionally, Colusa's Carnegie Library constructed in 1905 has been converted to the offices of the Colusa Police Department. This Sites sandstone building is listed on the National Register and its present adaptive re-use is commendable.

The State Historical Building Code should be applied to all historical resources owned by the City.

Public Works

The City of Colusa should consider its responsibilities for publicly-owned historical resources when debating and allocating funding for each fiscal year. Budget items such as infrastructure improvements, road repair and replacement, sewer, sidewalk, public transportation, street lighting, and park maintenance impact the City's historical character and image.

VIII. Statement of Incentives to Assist in the Preservation of Historic Resources

Preservation incentives are necessary to promote the protection of historic resources. There are three underlying reasons to develop these incentives.

- Most importantly, incentives encourage preservation to occur;
- Incentives provide some compensation to owners of historic properties that may be burdened by having to comply with a preservation ordinance;
- Incentives can be a powerful tool to spark individual renovation projects which can be a catalyst for neighborhood revitalization.

At present the incentive programs available in Colusa are under utilized. With the completion of this Historic Preservation Plan, the City has an opportunity to implement local, state and federal incentives for historic property owners. Every incentive program needs to be tailored to the preservation goals and objectives of the community. There are many types of incentives that may be used individually, or in conjunction with other incentives, to provide a broad range of possibilities. Brief discussions of a number of incentives that might be developed in Colusa follow:

Mills Act

The State of California has a powerful preservation incentive in place called the Mills Act. This legislation was adopted in California in 1976 and created an alternative method for determining assessed value of certain qualified historic properties. The law provides

an income-based tax formula for eligible properties subject to historic property agreements. Mills Act contracts offer advantages to both the local government and the property owner. They provide property tax relief for owners of qualified historic properties who contract with the city to abide by reasonable preservation requirements. The contracts run a period of 10 years and are agreed upon on a case-by-case basis. Local governments have the option to choose which properties are suitable for the incentive. The popularity of the Mills Act program has grown in recent years and can offer solutions to development pressures in older communities, as the tax breaks afforded by the Act are considerable.

The Mills Act is presently not used in Colusa. The City needs to establish the criteria for properties to be considered for Mills Act incentives. The City should encourage historic building owners to enter into Mills Act Contracts. These agreements are one means for the City to ensure the preservation of significant resources. With assistance available to property owners, the City can increase the use of this powerful incentive in Colusa.

Federal Historic Preservation Tax Certification

Although an honorary list, inclusion in National Register of Historic Places can provide owners with certain financial incentives. Preservation tax incentives are available for any qualified project that the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. A certified historic structure is any building listed individually in the National Register or located in a registered historic district and certified as being of historic significance to that district. To be eligible for tax credits, a project must meet the tax requirements of the IRS, as well as the certification requirements. The building must be a depreciable building (i.e. used for trade or business, or held for the production of income, and may not be an owner-occupied residence).

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Requests for certification are made through the State Office of Historic Preservation. The actual certifications are issued by the National Park Service. The process involves the completion of a three-part Historic Preservation Certification Application outlining the significance of the historic building, the rehabilitation plans, and the completed rehabilitation.

Several aspects of the Tax Reform Act of 1986 directly affect the rehabilitation of historic buildings. The Tax Reform Act established a 20% tax credit to owners (or long term lessees) for the substantial rehabilitation of historic buildings for commercial, industrial and rental residential purposes. A number of communities in California have had great success with property owners in designated downtown historic districts taking advantage of the tax credit program.

There does not appear to have been a tax credit project completed in Colusa. The City, in conjunction with the SHPO, could provide a forum for communicating to property owners the benefits of this program. There is a strong possibility that a National Register eligible historic district exists in Colusa's downtown historic commercial and residential core. In recent years, nearby cities such as Marysville, Live Oak, and Woodland have designated downtown historic districts and have taken advantage of the tax credit program. The City should enter into discussions with the SHPO pertaining to the viability of implementing the Federal Historic Preservation Tax Certification program in Colusa.

Relief from Zoning and Building Code Regulations

Relief from Zoning and Building Code Regulations helps reduce the construction costs associated with restoration projects. In addition, the State Historical Building Code is a

powerful tool for use in Colusa and should be encouraged by the City for use on qualified resources. The City should expand the resources that qualify for SHBC use. Many communities allow application of the SHBC on all buildings 50 years of age or older.

Property Tax Freeze

A property tax freeze is used to set tax rates at the assessed value prior to carrying out a renovation project. At the completion of the project, the assessed value remains at this lower assessed rate rather than being increased to reflect the increased value of the renovated building. This tax freeze normally is limited to a set period of time and in some instances the rate is held constant for a number of years and then rises slightly every year until parity with the standard assessed values is reached. For example, Illinois provides for an eight-year freeze at the pre-rehabilitation values followed by a four-year step-up period for rehabilitation of owner-occupied residential properties. Georgia has an eight-year freeze on property taxes for single-family homeowners of substantially rehabilitated historic buildings; following the freeze there is a two-year step up period returning the assessed rate to market conditions. This kind of program is legal in California.

A variant of this incentive is to assess historic properties at their actual use rather than the standard assessment at the “highest and best use.” Washington D. C. has this provision and requires the homeowner to sign an agreement to maintain the property for 20 years.

Tax-Exempt Bond Financing

Tax-exempt bond financing has been used to provide grants or loans for non-profit organizations that renovate historic buildings. It has also been used to allow a government agency to buy a historic property with the bond funds and then sell to a developer for restoration at a reduced amount or, used to directly finance the project. The Maryland Historical Trust has a revolving loan program that is used to buy, stabilize and rehabilitate historic properties paid for by tax-exempt bonds.

Mortgage Guarantees or Credit Enhancements

These enhancements are used to help fund projects that are difficult to finance traditionally. The guarantee reduces the risk to the mortgagee; benefits, such as loan interest rate reduction, may be passed on to the project developer. This guarantee or credit can be used to help secure both construction and permanent financing.

Tax Increment Financing (TIFs)

TIFs can be used in historic districts where increases in tax revenues from the renovation work in the area are used to pay back bonds that have been sold for capital improvements. These improvements can be very broad in nature, ranging from site improvements to land purchases that may be written down to help defray the expenses of the renovation work. This is a common tool used by many redevelopment agencies throughout the country to revitalize deteriorated historic downtown commercial areas. Pasadena, Santa Monica, Palo Alto, San Rafael and many other California cities have effectively used this incentive.

Write-down Sale of Historic Resources

Local government purchase and subsequent resale of materials for use in renovation projects may be used successfully. For this incentive, a pool of funds is used to purchase materials and then sell them at reduced rates for historic preservation projects.

Direct Loans or Grants

Direct loans or grants are very popular incentives. A local government may create a pool of funds to be used as loans or as grants to stimulate restoration work. These may be leveraged, requiring the home owner or developer to provide the bulk of the financing for the work. In Whittier, California, four of the local banks created a loan pool that was used to help finance reconstruction of the historic downtown core after a major earthquake. This incentive spreads the risk and allows owners, who might not have been able to qualify for a conventional loan, to finance their rehabilitation projects.

Loan Interest Reductions

Loan interest reductions have been used to reduce the interest rate paid by persons renovating historic properties by a number of points. In Redlands, California the City pays a homeowner the cash equivalent of the difference in the interest that would have been paid over 10 years had the loan been made at one point over prime. This program has been very successful as the City of Redlands did not have to guarantee loans, and because the total reduction payment is made at one time, processing costs are reduced. The applicant is required to meet *The Secretary of the Interior's Standards* and maintain the property for the life of the loan.

IX. Statement of the Relationship Between Historic Preservation and the Community Education System

Within any community, it is important to consider whether the educational system supports historic preservation programs. This support is most often seen in specific curriculum programs with an emphasis on local history and culture at all educational levels. When a community's citizens, both children and adults alike, are exposed to and offered interpretation of the historic and cultural resources, they will better understand their local heritage and its connections to other regions of the state and nation.

The City of Colusa

The City participates in several educational programs including National Historic Preservation Week and the State's Archaeology Week. The City should work in close concert with existing community organizations and pivotal personnel to educate visitors and residents, increasing public awareness and appreciation of the unique historic character of Colusa. Further efforts should be directed toward providing informational resources to those interested in rehabilitating and maintaining historic properties. Occasional local news releases regarding preservation efforts, or featuring historic properties, would help maintain this awareness with the public.

Public Elementary and Secondary Educational Institutions and Programs

Within the Colusa Unified School District there is one primary school, one middle school and one high school. The City should work collaboratively to aid in the formulation of a history and historic preservation curriculum that highlights the numerous historical, archaeological and cultural resources present in both the City of Colusa and within the

region. This will allow for a better understanding, at an early age, of the importance of the resources present in Colusa and the surrounding region.

An informational packet of resources and references provided to teachers would encourage inclusion of more local history in the curriculum. Presentations to senior advisory groups at the high school might result in some senior projects involving historic preservation.

Institutions of Private Education - Elementary and Secondary Levels

Many regional private institutions offer educational opportunities for area children including, but not limited to, the Catholic Diocese which has a grammar school, Our Lady of Lourdes School, grades pre-school - eight in Colusa. Each institution has its own curriculum and mission statements; however, each should understand the wealth of historic, cultural and architectural resources available in Colusa that could be used as teaching tools.

As outlined in the Comprehensive Statewide Historic Preservation Plan for California, the State Historical Resources Commission Subcommittee on Education has established programs to study Heritage Educational Curriculum. These specific curriculum programs may include lesson plans and resource guides for the following:

- On-site interpretation programs
- Museum exhibits
- Environmental living programs
- History Day events
- Archaeology and Historic Preservation Week events
- Student internship programs

Teaching with Historic Places programs

Vocational skills training

Oral history interviews of relatives, friends

Visits to sites associated with local history and natural history

California State Parks

The Colusa-Sacramento River State Recreation Area (C-SRSRA) is accessed off of Highway 20 in Downtown Colusa. This scenic area has a dramatic history. Once a 7.5-acre city dump, the C-SRSRA developed gradually into a 67-acre recreation area. Notable for its excellent fishing, the Sacramento River provides anglers with many varieties of fish including salmon, striped bass, steelhead and sturgeon. Facilities at this popular local park include 14 campsites, picnic areas with barbecue grills and a boat launch.

Institutions of Higher Learning

Regionally, Colusa is in close proximity to several institutions of higher learning including Yuba Community College, Marysville; University of California, Davis; California State University, Sacramento; and California State University, Chico. Each of these educational facilities offer important opportunities to the region's inhabitants. Many have specific programs in history, anthropology, archaeology and other fields related to historic preservation. In addition, several have programs and museum facilities that relate directly to the region's history and historic resources. All of these colleges and universities have the opportunity to encourage student research topics relating to the region's wealth of historic, cultural and archaeological sites.

A recent University of California, Davis, project administered by Randall Fleming of the Landscape Architecture Department brought a Community Design Studio workshop to

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Colusa. Student focus topics included Downtown Circulation, Streetscape Beautification, Infill Development Projects and Promoting Tourism to name a few. Local involvement in the project was enthusiastic and many wonderful ideas were brought to the attention of City administrators.

X. Goals, Policies, and Implementation Program

Survey Goals

- Annually review historic resources and identify potentially significant historic resources that have reached fifty years of age and subsequently may qualify for listing in the National or California Register, as well as for local Landmark status.
- Annually review historic resources to reveal losses from fire, demolition, and in some cases misguided improvements, all of which the Heritage Preservation Committee would like to avoid, but should still record to ensure updated resource information.
- As soon as possible, a professional historian should update the inventory on file with the State Office of Historic Preservation (the Historic Property Data File) to identify possible resources eligible for the California Register of Historical Resources which became law on January 1, 1998. The City may wish to update the entire survey at that time, as the completed effort is now nineteen years old and has not been comprehensively updated since publication of *IF THE WALLS COULD TALK, Colusa's Architectural Heritage*, in 1988.
- Future surveys should include evaluation of properties eligible for the National Register, the California Register and local Landmark designation, as well as establish historic contexts that relate to the area being surveyed.
- Create necessary funding to re-issue *IF THE WALLS COULD TALK, Colusa's Architectural Heritage* which has been sold out since 1997, so that this reference work and guide for the Heritage Preservation Committee is available for sale to new

members and to the public-at-large. This effort could be completed in conjunction with the survey update to ensure that information found in the body of the publication is updated. (The City may want to investigate publishing the book in soft cover to keep costs down).

- Determine if there are additional resources that should be designated landmarks and districts as defined in the ordinance.
- Assess the need for other historic districts. The City presently has one historic district: the Old Chinatown Historic District. During the process of updating its historic resource survey the City should include an assessment of historic districts and the establishment of historic contexts for use in evaluating these districts. Additionally, the designation of conservation districts can sometimes aid in the implementation of a broad range of preservation policies, allowing for the retention and rehabilitation of historic resources.
- Develop a policy in regard to Archaeological Surveys and when to update or refine this kind of information for Colusa. Consider the possible impacts to archaeological resources when approving projects.

Zoning, Land Use and Growth Management Goals

- Maintain Colusa's small town character through consistent zoning policies;
- Evaluate Residential and Commercial zoning areas for potential conflicts - evaluate re-zoning applications to confirm that conflicts do not exist;

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- Review existing City policies and ordinances and discuss ways to better protect resources. One weakness is that the City's ordinance does not have a clause requiring maintenance of historic structures which could prevent potential "demolition by neglect" situations;
- Continue to implement the recommendations in the Downtown Development / Preservation Program to insure the revitalization of downtown. Create a more attractive, walkable downtown district and develop strategies to support existing businesses in the vicinity;
- Establish a formal review process for demolition permits of structures 50 years old or older;
- Assess current definition of discretionary project under CEQA. The City does not presently have in place a preservation tool to protect resources and discourage demolition other than CEQA, except in the case of designated landmarks. If demolition of any resource on the Historic Resources Inventory was discretionary, this could aid in protecting resources;
- Amend the Zoning Ordinance to contain specific language regarding demolition of historic resources;
- Use this Preservation Plan as the basis for an historic preservation element to the City's General Plan to meet an already identified HPC goal;

- Establish historic districts with clear boundaries and defined contributing and non-contributing resources. Surveys should evaluate for state, national, and international significance, local significance, and historic or cultural contexts, which would support an historic district;
- Determine whether historic district designation or design guidelines should be applied to areas with local significance. If design guidelines are sufficient, determine if there should be historic review or design review only;
- Increase use of the State Historical Building Code (SHBC). Each municipality that administers the SHBC can adopt what it considers to be qualified historic resources. In Colusa, resources on the Historic Resources Inventory qualify for application of the SHBC.
- Expand application of the SHBC to include all buildings 50 years of age or older.

Goals Relating to Preservation Incentives

- Develop an incentive package that will assist owners of historic buildings and encourage investment in historic properties. It should reward owners who preserve historic buildings and, in the case of direct city expenditures, the program should ensure that the cost of incentives is a reasonable use of public funds;
- Implement a certificate or award program for residential rehabilitation of historic houses that meet *The Secretary of the Interior's Standards for Rehabilitation*. Provide plaques or other signage to those residences that meet *the Standards*;

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- Encourage participation in the Federal Historic Preservation Tax Certification. There has been limited participation in this program by Colusa in the past;
- Provide technical assistance to property owners who wish to certify their rehabilitation project for the Federal Historic Preservation Tax program;
- Create a Downtown Commercial Historic District so that property owners can take advantage of the tax-credit program which will result in increased use of these historic buildings;
- Adopt the Mills Act to ensure that property owners can take advantage of this powerful incentive.

Goals Relating to Education and Preservation

- Coordinate volunteer efforts with the City of Colusa and non-profit agencies within the vicinity. Conduct a survey of all volunteer-based organizations in the vicinity to identify the number of volunteers, their interests, talents and potential for shared efforts within the various agencies. This survey allows for a consolidation of information relating to the number and availability of volunteers in the area. The survey should be co-sponsored by all participants;
- Provide educational programs that highlight historic preservation to help the City gain constituent support for its preservation activities. Once the public understands the importance of its historic resources, preservation of those resources can be achieved at all levels;

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- Promote heritage tourism through collaborative effort with California State Parks;
- Encourage the development of a lesson plan on the history of Colusa for use during the celebration of Historic Preservation Week. Ensure state educational framework and guidelines are followed.
- Increase use of the Sacramento River Recreation Area and Park as an asset for heritage tourism, since it is good place to cycle, walk, fish, boat, and picnic as well as an ideal location for historical interpretation regarding the history of Colusa;
- Encourage scholarly historic preservation research by local college-age and graduate students;
- Continue to support and provide programs during the National Trust for Historic Preservation's Preservation Week held each spring;
- Develop programs celebrating cultural diversity and historic character unique to the City of Colusa.
- Encourage County of Colusa to maintain and conserve archival materials relating to the history of the county. Continue to work with the County Recorder and Librarian to ensure continued volunteer programs that will achieve this goal.
- Periodically update this Historic Preservation Plan.

Goals Relating To City Policies

- Elevate the Historic Preservation Committee to a Commission as the City's Certified Local Government status suggests;
- Landmark all National Register listed or determine eligible properties that do not already have Landmark status.
- Develop a work plan to implement the goals outlined in this Historic Preservation Plan and work toward achieving goals outlined herein. Rank and prioritize those most needed.

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Appendices

Landmark and Historic Preservation Ordinance, Article 28, Colusa Zoning Ordinance

Council Resolutions amending the Landmark and Historic Preservation Ordinance

1. U.S. Secretary of Interiors Standards and Guidelines (1987)
2. Colusa Historical Resources Inventory (1993)

Historic Resources Inventory by Address

Article 28. Landmark and Historic Preservation.

Sec. 28.01. Purposes.

(a) It is hereby found that structures, sites and areas of special character or special historical, architectural or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the public health, safety and welfare require prevention of needless destruction and impairment, and promotion of the economic utilization and discouragement of the decay and desuetude of such structures, sites and areas. The purpose of this ordinance is to promote the health, safety and general welfare of the public through:

(1) The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important to local, state or national history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architectural, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;

(2) The development and maintenance of appropriate settings and environment for such structures;

(3) The enhancement of property values, the stabilization of neighborhoods and areas of the city, the increase of economic and financial benefits to the city and its inhabitants, and the promotion of tourist trade and interest;

(4) The enrichment of human life in its educational and cultural dimensions by serving aesthetic as well as material needs and fostering knowledge of the living heritage of the past. (Ord. No. 293; Ord. No. 318, § 9.)

Sec. 28.02. Establishment.

(a) There is hereby established for the City of Colusa the Heritage Preservation Committee.

(b) The number of members of the committee shall be five.

(c) At the first meeting of the city council after the effective date of this ordinance, the council shall appoint all five members of the committee. The council shall, by lot, determine that three of the members shall serve for terms of two years and two shall serve for one year, and shall make the original appointments in that manner. Thereafter, and at the appropriate time, the council shall appoint the appropriate number of members for terms of two years.

(d) The committee shall hold its regular meetings on the third Wednesday of each month in the council chambers of the city at 7:30 P.M. The committee may adjourn any regular or adjourned regular meeting to a date specified in the order of adjournment. When so adjourned, the adjourned meeting becomes a regular meeting for all purposes. In the event the regular meeting falls on a holiday, the regular meeting shall be held the following evening at the same hour and place.

(e) Special meetings shall be held upon the call of the chairman and upon giving such notice as is required by law.

(f) The committee shall, immediately after the effective date of this ordinance, and thereafter, on the third Wednesday of October of each year, meet and choose one of its members to act as chairman, vice-chairman and secretary.

(g) The committee shall cause the secretary to keep a complete and accurate record of its proceedings.

(h) A majority of the members of the committee shall constitute a quorum for the transaction of business.

(i) Any vacancy occurring by reason of death, disability or resignation shall be filled by the city council.

If a member absents himself without permission of the chairman from all regular meetings for sixty days consecutively from the last regular meeting he attended, his office becomes vacant and shall be filled by appointment by the city council.

All appointments by the city council to fill vacancies shall be for the balance of the unexpired term of the vacant office. (Ord. No. 293; Ord. No. 318, § 9.)

Sec. 28.03. Powers and duties.

The Heritage Preservation Committee shall have the power to recommend to the planning commission appropriate action in the following areas; and the planning commission shall act upon said recommendations and/or recommend appropriate actions to the city council.

(a) Shall recommend to the city council, after public hearing, concerning designation of landmarks and historic districts.

(b) May establish and maintain a list of structures and other landmarks deserving official recognition although not designated as landmarks or historic districts, and take appropriate measures for recognition.

(c) Shall hear and determine permit applications for construction, alteration, demolition and remedial work on landmark sites and in historic districts.

(d) May take steps to encourage or bring about preservation of structures or other features where the Heritage Preservation Committee has decided to suspend action on a permit application, as provided in section 28.04 (g).

(e) May upon request of the property owner, advise with respect to any proposed work not requiring a city permit, on a designated landmark site or in a designated historic district. Examples of the work referred to are painting and repainting of exterior surfaces, roofing, fencing, landscaping, glazing and installation of lighting fixtures. In advising, the Heritage Preservation Committee shall be guided by the purposes and standards specified in this article. This section 28.03 does not impose regulations or controls of the use of any property.

(f) The Heritage Preservation Committee may formulate and develop financial procedures in order to establish and maintain a fund for the purpose of heritage preservation. (Ord. No. 293; Ord. No. 318, § 9.)

Sec. 28.04. Designation of landmarks and historic districts.

(a) The city council may by ordinance designate:

(1) One or more individual structures or other features, or integrated groups of structures and features, on one or more lots or sites, having a special character or special historical, architectural or aesthetic interest or value, as landmarks, and shall designate a landmark site for each landmark; and

(2) One or more areas containing a number of structures having special character or special historical, architectural or aesthetic interest or value, and constituting distinct sections of the city, as historic districts.

(b) Each designating ordinance shall include a description of the characteristics of the landmark or historic district which justify its designation, and a list of any particular features in addition to those features which would be affected by work described in subsections 1, 2 or 3 of section 28.05 (b), that are to be preserved, and shall specify the location and boundaries of the landmark site or historic district.

(c) The property designated shall be subject to the controls and standards contained in this article. In addition, the property shall be subject to the following further controls and standards if imposed by the designating ordinance:

(1) For a publicly-owned landmark, review of proposed changes in major interior architectural features.

(2) For a historic district, such further controls and standards as the city council finds necessary or desirable, including but not limited to facade, setback and height controls.

(d) The city council may amend or rescind a designation only by ordinance, after planning commission and city council hearings as required for original designations.

(e) Initiation of designation proceedings shall be by resolution of the city council or planning commission, or by the written application of the property owners. Applications for designations shall be filed with the planning department upon forms prescribed by the planning director, and shall be accompanied by all data required by the planning commission. An application for designation of a historic district must be subscribed by or on behalf of at least fifty-one percent of the property owners in the proposed district. The date of initiation is the date the resolution is adopted or a valid application is filed.

(f) Where planning commission and city council hearings are required, the proceedings for recommendation, and for referral in cases where the city council does not follow the recommendation, shall be the same as those provided in Article 34 for rezoning.

(g) The planning commission shall hold a public hearing on the proposal, with notice given as provided for rezonings in Article 34.

(1) Action and time limit. The planning commission shall consider the degree of conformity of the proposed designation with the purposes and standards of this article and the general plan. The planning commission shall approve, approve with modifications, or disapprove the proposal within one hundred twenty days after the initiation of designation proceedings.

(2) Notice of action. The planning commission shall promptly notify the applicant of action taken. If the planning commission approves or modifies the proposed designation in whole or in part, it shall transmit the proposal, together with a copy of the resolution of approval to the city council.

(h) The city council shall hold a public hearing concerning the designation. Notice of time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the commission. The city council may deny, approve, or modify and approve, the designation.

(i) When a landmark or historic district has been designated by the city council, the city clerk shall promptly notify the owners of the property included therein. The city clerk shall cause a copy of the designating ordinance, or notice thereof, to be recorded in the office of the county recorder. (Ord. No. 293; Ord. No. 318, § 9.)

Sec. 28.05. Construction, alteration, demolition or removal.

(a) Conformity required. Construction, alteration, demolition or removal work for which a city permit is required is prohibited on a designated landmark site or in a designated historic district unless approval by the Heritage Preservation Committee has been granted as provided in this section, or unless the work conforms with the provisions of section 28.06 (b).

(b) Permit required. No person shall do any work listed below without first obtaining a permit from the Heritage Preservation Committee.

(1) Exterior alteration to a designated landmark.

(2) Interior alterations that would affect the exterior of a designated landmark.

(3) Construction of any type on a landmark site or within a historic district unless excepted by the designating ordinance, or of a type which does not affect the exterior appearance of the site, district or any structure on the site or in the district.

(c) Application for permit. The planning department shall maintain a current record of designated landmarks and historic districts. Applications for permits to do work for which a permit is required shall be submitted to the planning department for processing. Applications shall include plans and specifications showing the proposed exterior appearance, color and texture of materials, and the proposed architectural design of the exterior of the structure. Where required by the Heritage Preservation Committee applications shall also show the relationship of the proposed work to the environs. If the application does not provide sufficient information for review by the Heritage Preservation Committee the planning department shall request the omitted information from the applicant, and the applicant shall supply it.

(d) Decision; time limitation. The Heritage Preservation Committee shall ascertain whether the proposed work conforms to this article and with the provisions of the designating ordinance. The Heritage Preservation Committee shall approve, approve with conditions, suspend or disapprove the application within one hundred twenty days after the filing of a complete application with the planning department.

(e) Suspended action. To obtain sufficient time for steps necessary to preserve the structure concerned, the Heritage Preservation Committee may suspend action on an application to permit construction, alteration, demolition or removal for a period not to exceed one hundred eighty days. The city council may, by resolution, extend the suspension for an additional period not to exceed one hundred eighty days, if the resolution is adopted not more than ninety days and not less than thirty days prior to the expiration of the original one hundred eighty day period. During the suspension period, the Heritage Preservation Committee may consult with civic groups, public agencies and interested citizens, make recommendations for acquisition of property by public or private bodies or agencies, explore the possibility of moving one or more structures or other features, and take any other reasonable measures.

(f) Standards for review. In evaluating applications, the Heritage Preservation Committee shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

(1) On landmark sites, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the landmark (and, where specified in the designating ordinance for a publicly-owned landmark, its major interior architectural features) nor adversely affect the character or historical, architectural or aesthetic interest or value of the landmark and its site.

(2) In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district. In any event applications shall not be granted for work which violates standards included in the designating ordinance.

(g) Criteria to be established. The Heritage Preservation Committee shall formulate criteria for the evaluation of and for the approval or denial of applications.

The criteria shall be submitted to the planning commission and shall not become effective until approved by the planning commission. Prior to approval, the planning commission may change or modify the criteria as submitted. At the time of approval, the planning commission shall adopt the criteria by resolution.

After adoption the planning commission may, by resolution, make such changes or modifications in the criteria as the commission may, from time to time, deem advisable.

(h) Showing of hardship in cases of proposed alterations, demolitions or construction. If the applicant presents facts clearly demonstrating to the satisfaction of the Heritage Preservation Committee that failure to approve his application will work immediate and substantial hardship because of conditions peculiar to the particular structure or other feature involved, the committee may approve such application even though it does not meet the standards set forth in either the enabling or designating ordinance. (Ord. No. 293; Ord. No. 318, § 9.)

Sec. 28.06. Applicability and enforcement.

(a) Applicability.

(1) No application for a permit to construct, alter, demolish or remove any structure or other feature on a proposed landmark site or in a proposed historic district, filed subsequent to the date of initiation of proceedings to designate the landmark site or historic district, shall be approved while the proceedings are pending; provided, however, that if final action on the designation has not been completed one hundred eighty days after initiation of designation proceedings, the permit application may be approved.

(2) The provisions of this article shall be inapplicable to the construction, alteration, demolition or removal of any structure or other feature on a landmark site or in a historic district, where a permit for the performance of such work was issued prior to initiation of proceedings for designation of the

landmark site or historic district, and where such permit has not expired or been cancelled or revoked, provided that construction is started and diligently prosecuted to completion in accordance with the Building Code.

(b) Unsafe or dangerous conditions. None of the provisions of this article shall prevent any measures of construction, alteration or demolition necessary to correct the unsafe or dangerous condition of any structure, other feature, or part thereof, where such condition has been declared unsafe or dangerous by the building official or the fire marshal, and where the proposed measures have been declared necessary, by such official, to correct the said condition, provided, however, that only such work as is absolutely necessary to correct the unsafe or dangerous condition and as is done with due regard for preservation of the appearance of the structure involved may be performed pursuant to this section. In the event any structure or other feature shall be damaged by fire, or other calamity, or by act of God, to such an extent that in the opinion of the aforesaid officials it cannot be reasonably repaired and restored, it may be removed in conformity with normal permit procedures and applicable laws.

(c) Duty to keep in good repair. The owner, lessee, and any other person in actual charge or possession of a landmark, or of a structure in a historic district, shall keep in good repair all of the exterior portions of such landmark or structure, all of the interior portions thereof when subject to control as specified in the designating ordinance, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior portion.

(d) Filing fees. There shall be no filing fee for any application, or to commence any proceedings, under this article.

(e) Enforcement.

(1) Duty to administer and enforce. It shall be the duty of the director of planning, or his delegate, to administer and enforce the provisions of this article. Upon request, the building official shall assist the director of planning in the performance of this duty.

(2) Inspection of premises. In the performance of his duties, the director of planning and employees of the planning department authorized to represent him shall have the right to enter any building or premises for the purposes of investigation and inspection; provided, that such right of entry shall be exercised only at reasonable hours, and that in no case shall entry be made to any building in the absence of the owner or tenant thereof without the written order of a court of competent jurisdiction.

(f) Methods of enforcement. In addition to the regulations of this article, the other portions of the zoning ordinance and City Code governing the approval or disapproval of applications for building permits or other per-

mits or licenses affecting the use of land or buildings, the director of planning shall have the authority to implement the enforcement thereof by serving notice requiring the removal of any violation of this article upon the owner, agent, tenant or occupant of the building or land, or upon the architect, builder, contractor or other person who commits or assists in any such violation.

(g) Appeals procedure. Any affected party who is aggrieved by the action of the Heritage Preservation Committee may appeal for relief from such action to the planning commission. Any affected party including the Heritage Preservation Committee who is aggrieved by the action of the planning commission may appeal for relief to the city council.

In either of the foregoing cases, such appeal shall be filed in writing by the aggrieved party with the proper agency within ten days from the date of the committee or commission action. (Ord. No. 293; Ord. No. 318, § 9.)

Sec. 28.07. Historic landmarks designated.

(a) Landmark number 1.

(1) That certain property commonly referred to as the "Judge Harmon M. Albery House" is, pursuant to the provisions of Article 34 of Ordinance 191 of the City of Colusa cited as the "Colusa Zoning Ordinance", hereby declared to be Colusa Heritage Landmark No. 1, and the city council makes the following findings:

a. The subject building is situated on the southwest corner of the intersection of Seventh and Jay Streets in the City of Colusa and the real property upon which it is situated is particularly described as follows:

Lot 4 in Block 45 of the City of Colusa, as said lot and block are shown on the official map or plat thereof, filed in the office of the County Recorder of the County of Colusa on March 5, 1855.

b. The subject building has historical significance because of its distinguished owners, occupants, their families and guests down through the years.

c. Particular features which should be preserved are as follows:

1. The architectural composition of the house and roof shapes;
2. The gracious scale of the front porch and its ornamental scrollwork;

3. The tall paired entrance doors;
4. The corner bay window;
5. The brick chimneys;
6. The tall windows and stained glass trim;
7. The type and scale of the wood siding.

(b) Landmark number 2.

(1) That certain property commonly referred to as the "International Order of Odd Fellows (I.O.O.F.) Building" is, pursuant to the provisions of Article 34 of Ordinance 191 of the Colusa City Code, cited as the "Colusa Zoning Ordinance", hereby declared to be Colusa Heritage Landmark No. 2, and the city council makes the following findings:

a. The subject building is situated on the northwest corner of the intersection of 5th and Market Streets in the City of Colusa and the real property upon which it is situated is particularly described as follows:

The south half of Lot 8, and the easterly 10 feet of the south 60 feet of Lot 7, in Block 18 of the City of Colusa, as said lot and block are shown on the official map of plat thereof, filed in the Office of the County Recorder of the County of Colusa, on March 5, 1855.

b. The subject building has played a very important role in the history and growth of the City of Colusa; it dominates a major intersection in the city; and it is the best remaining example of Victorian Gothic architecture in a commercial setting.

c. Particular features of interest which should be preserved are as follows

1. West and south facades with their imaginative masonry ornamentation;
2. Steep, metal clad spires and ornamental iron work surmounting the structure;
3. Gothic proportions of the second story windows;

(c) Landmark number 3.

(1) That certain property commonly referred to as the "Old China-town Building, #735" is, pursuant to the provisions of Article 34 of Ordinance 191 of the City of Colusa cited as the "Colusa Zoning Ordinance", hereby declared to be Colusa Heritage Landmark No. 3, and the city council makes the following findings:

a. The subject building is situated on the south side of Main Street in the middle of the block located between 7th and 8th Streets in the City of Colusa and the real property upon which it is situated is particularly described as follows:

The east half of the east half of Lot No. 3, in Block No. 21, of the City of Colusa, as said lot and block are shown on the official map or plat thereof, filed on March 5, 1855, in the office of the County Clerk of the County of Colusa, State of California.

b. The subject building, along with several similar neighbors standing side by side on Main Street, provides an indispensable link to a past era and way of life in Colusa's history. Originally restricted by custom and prejudice to this section of town, the Chinese community replaced old wooden business buildings with substantial masonry structures as mercantile services to their own people and the community at large flourished. This structure with its neighbors provides the only significant visual reminder of Colusa's important nineteenth century Chinese heritage.

c. Particular features which should be preserved are as follows:

1. The brick masonry facade;
2. The double doors;
3. The geometry and scale of the paired wood and glass windows;

(d) Landmark number 4.

(1) That certain property commonly referred to as the "Colusa Grammar School" is, pursuant to the provisions of Article 34 of Ordinance 191 of the City of Colusa cited as the "Colusa Zoning Ordinance", hereby declared to be Colusa Heritage Landmark No. 4, and the city council makes the following findings:

a. The subject building is situated on the South side of Webster Street in the middle of the block between 4th and 5th Streets in the City of Colusa and the real property upon which it is situated is particularly described as follows:

Beginning at a point in the center of the intersection of 5th and Webster Street as said streets are shown on that certain map or plat of the City of Colusa, filed March 5, 1855 in the Colusa County Official Records. Thence from said point of beginning S 28° 27' 16" E, 56.56 feet to the northwest corner of block 93, said corner being the true point of beginning; thence S 73° 27' 32" E, 320.08 feet to the northeast corner of said block; thence S 16° 33' 06" W, 160.40 feet to a point on the easterly line of said block 93; thence N 73° 27' 32" W, 115.07 feet; thence S 16° 33' 00" W, 69.52 feet; thence N 73° 27' 00" W, 71.50 feet; thence S 16° 33' 00" W, 54.90 feet; thence N 73° 27' 00" W, 133.50 feet to the westerly line of said block 93 thence on and along said westerly line, N 16° 33' 00" E, 284.79 feet to the true point of beginning and containing 1.67 acres of land more or less.

b. The subject building (listing in the National Register of Historic Places is pending) is not only significant for its intimate role in the young lives of generations of Colusans, but also for the fact of its very innovative design, including central, warm-air circulating system- remarkable during the second decade of this century. Additionally, the Tudor Gothic theme of the building is carried out in beautiful detail. Few examples remain in California.

c. Particular features which should be preserved are as follows:

1. The intricately detailed and irreplaceable terra cotta trim;
2. The formal, balanced, exterior composition;
3. The exterior setting of trees and lawns.

(e) Landmark number 5.

(1) That certain property commonly referred to as the "Colusa High School" is, pursuant to the provisions of Article 34 of Ordinance 191 of the City of Colusa cited as the "Colusa Zoning Ordinance", hereby declared to be Colusa Heritage Landmark No. 5 and the city council makes the following findings:

a. The subject building is situated on the east side of 10th Street in the middle of the two blocks between Fremont and Webster Streets in the City of Colusa and the real property upon which it is situated is particularly described as follows:

The westerly 200 feet of Blocks 98 and 111 of the City of Colusa as said blocks are shown on the official map or plat thereof, filed March 5, 1855, in the office of the County Clerk of the County of Colusa, containing three acres more or less.

b. The subject building, listed in the National Register of Historic Places, has played an intimate part in the lives of generations of Colusans whose high school or junior high school days were spent within its walls. Because of its location at the entrance to town this beautiful Mediterranean Revival style building, together with its parklike setting, has become a symbol of the gracious and enduring charm of the community.

c. Particular features which should be preserved are as follows:

1. The irreplaceable terra cotta trim;
2. The tile roof;
3. The overall composition of the building massing geometry;
4. The park-like, tree studded setting.

(f) Landmark number 6.

(1) That certain property commonly referred to as the "First Christian Church" is, pursuant to the provisions of Article 34 of Ordinance 191 of the City of Colusa cited as the "Colusa Zoning Ordinance", hereby declared to be Colusa Heritage Landmark No. 6, and the city council makes the following findings:

a. The subject building is situated on the south side of Jay Street in the middle of the block between 7th and 8th Streets in the City of Colusa and the real property upon which it is situated is particularly described as follows:

Lot No. 2, in Block No. 46, of the City of Colusa, as said lot and block are shown on the official map or plat thereof, filed on March 5, 1855, in the

office of the County Clerk of the County of Colusa,
State of California.

b. The subject building is the oldest existing church building in Colusa County, having been erected in 1868-69; and has been in continued use since that time. Its walls of locally fired, handmade brick have enclosed generations of Colusa worshippers. It presides as a Jay Street landmark and is an irreplaceable part of the fabric of the community.

c. Particular features which should be preserved are as follows:

1. The facades of handmade brick;
2. The brick pilasters and cornices;
3. The Gothic door and window openings.

(g) Landmark number 7.

(1) That certain property commonly referred to as the "Old China-town District" is, pursuant to the provisions of Article 34 of Ordinance 191 of the City of Colusa cited as the "Colusa Zoning Ordinance", hereby declared to be Colusa Heritage Landmark No. 7, and the city council makes the following findings:

a. The subject district is situated on the south side and the north side of Main Street between Seventh and Eighth Streets in the City of Colusa and the real property upon which it is situated is particularly described as follows:

All of Lots 1,2,3 and 4 or Block 21 and all of Lots 5,6,7 and 8 of Block 8 of the City of Colusa as said lots and blocks are shown on the official map or plat thereof, filed March 5, 1855 in the office of County Recorder of the County of Colusa, State of California.

b. The subject district includes and surrounds a group of eight mercantile buildings erected during the 1890's. These buildings, standing side by side, provided an indispensable link to a past era and way of life in the history of Colusa. Originally restricted by custom and prejudice to reside and work in this section of town, the Chinese community replaced old wooden buildings with more substantial masonry structures as mercantile services to their own people and the community at large flourished. This row of nearly

identical structures provides the only significant visual reminder of nineteenth century Chinese cultural heritage in Colusa.

c. Particular features which should be preserved are as follows:

1. The brick masonry facades;
2. The double door entrys;
3. The geometry and scale of the paired wood and glass windows.

(h) Landmark number 8.

(1) That certain property commonly referred to as the "Our Lady of Lourdes Catholic Church Building" is, pursuant to the provisions of Article 34 of Ordinance 191 of the City of Colusa cited as the "Colusa Zoning Ordinance", hereby declared to be Colusa Heritage Landmark No. 8, and the city council makes the following findings:

a. The subject building is situated on the southeast corner of the intersection of Fourth and Oak Streets in the City of Colusa and the real property upon which it is situated is particularly described as follows:

Lot No. 4, in Block No. 56, of the City of Colusa as said lot and block are shown on the official map or plat thereof, filed on March 5, 1955, in the office of the County Clerk of the County of Colusa, State of California.

b. The subject building was constructed in 1880-81 in the Victorian Gothic style with a bichrome combination of red brick surfaces and light colored stone facing and moldings highlighting detail. This church symbolizes the constancy of Roman Catholic worship in Colusa County, which began when the first Mass was celebrated in 1856. Now one hundred years old and having undergone an extensive renovation which was done with careful regard for the original design, the church is a reflection of the strength and dedication of faith of the parishioners whom it has served for more than four generations.

c. Particular features which should be preserved are as follows:

1. The red brick masonry with light colored stone facing and moldings;

2. The cornice detail beneath gable roof eaves;
3. The stained glass windows;
4. The church steeple.

(i) Landmark number 9.

(1) That certain property commonly referred to as the "Carnegie Library Building" is, pursuant to the provisions of Article 28 of Ordinance 191 of the City of Colusa cited as the "Colusa Zoning Ordinance", hereby declared to be Colusa Heritage Landmark No. 9, and the city council makes the following findings:

a. The subject building is situated on the northwest corner of the intersection of Sixth and Jay Streets in the City of Colusa and the real property upon which it is situated is particularly described as follows:

A portion of Lot No. 5, in Block No. 33, of the City of Colusa, as said lot and block are shown on the official map or plat thereof, filed on March 5, 1955, in the office of the County Clerk of the County of Colusa, State of California.

b. The subject building was constructed in 1905 in the Neo-Classical style, and is a one story building in height with a raised basement. Constructed of brick with a veneer of Sites sandstone, the rectangular building has a very fine metal pediment and entablature resting on pilasters which flank the impressive main entrance with its Doric columns and broken pediment. A parapet of Sites sandstone with "Union Jack" decorative panels conceals the roofline. Segmental arched windows are in the raised basement level; windows on the main floor are rectangular with transoms. Carved into the stone lintels above are famous authors names. Interior walls are plaster with tongue and groove pine wainscoting. In 1965, minor interior alterations were made in converting the Library to use as the Colusa City Hall. In 1977, the building was converted again to house the Colusa City Police Department, with minor alterations. The exterior facade remains unaltered except for the removal of the metal entablature on the back and sides and a slight modification of the pediment.

c. Particular features which should be preserved are as follows:

1. The Sites sandstone veneer;
2. The metal pediment and entablature resting on pilasters;

- ative panels;
3. The parapet of Sites sandstone with "Union Jack" decorative panels;
 4. The segmental arched windows at basement level, and main floor rectangular windows with transoms;
 5. The carved stone lintels with famous authors names.
(Ord. No. 307, §§ 1,2; Ord. No. 311, §§ 1-4; Ord. No. 315, § 1; Ord. No. 325, § 1; Ord. No. 332, § 1.)

RESOLUTION NO. PC 87-1

RESOLUTION OF THE CITY OF COLUSA PLANNING COMMISSION ADOPTING CRITERIA FOR THE EVALUATION OF REMODELING PROJECTS AFFECTING ARCHITECTURAL CHARACTERISTICS OF HISTORICAL LANDMARKS OR HISTORIC DISTRICTS.

RESOLVED, by the Planning Commission of the City of Colusa of the State of California, that

WHEREAS, the Heritage Preservation Committee has the power to recommend to the Planning Commission appropriate action and/or requirements to designate historical landmarks and historic districts, establish and maintain a list of structures and other landmarks deserving official recognition, hear and determine permit applications for construction, alteration, demolition, and the remedial work on landmark sites and in historic districts, and encourage or bring about preservation of structures or other features designated as historical landmarks or in historic districts; and

WHEREAS, said power is further provided to the City Planning Commission to invoke reasonable controls and standards in the construction process to insure the implementation of the historical character of the community; and

WHEREAS, the Secretary of the U.S. Department of the Interior, has published in 1983, Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, attached hereto as Exhibit "A"; and

WHEREAS, the Heritage Preservation Committee has determined that these Standards and Guidelines for Rehabilitation would be in keeping with the City of Colusa's goals and objectives for historic preservation.

NOW, THEREFORE, the City of Colusa Planning Commission does hereby resolve and determine that the Standards and Guidelines for Historic Rehabilitation shall be adopted by reference in accord with Section 28.05 (g) of the City of Colusa Zoning Ordinance 191.

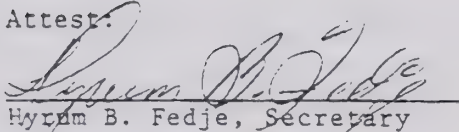
PASSED AND ADOPTED this 26th day of August, 1987 by the following vote:

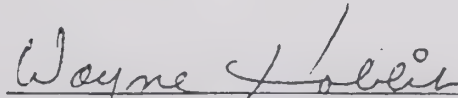
AYES: Merrill, Seaver, Miller, Womble and Hoblit.

NOES: None.

ABSENT: Arce and West.

Attest:


Hyrum B. Fedje, Secretary


Chairman of the Planning
Commission, City of Colusa
State of California

CITY OF COLUSA
PLANNING COMMISSION

HISTORICAL RESOURCES INVENTORY

UPDATE: March 24, 1993

WHEREAS, the City of Colusa adopted Ordinance No. 293, "An Ordinance providing for designation, preservation, and control of historic or culturally significant landmarks and districts", September 30, 1975; and

WHEREAS, in accordance with Section 28.03(b) of the Colusa Historical Ordinance the Planning Commission, upon the recommendation of the Heritage Preservation Committee may establish and maintain a list of structures and other landmarks deserving of official recognition although not designated as landmarks or historic districts; and

WHEREAS, on October 21, 1992 members of the Heritage Preservation Committee unanimously voted to recommend that the Historical Resources Inventory of the City of Colusa adopted January 17, 1979 be updated to include all inventoried sites and structures identified in the book If the Walls Could Talk: Colusa's Architectural Heritage, published by the Heritage Preservation Committee, City of Colusa.

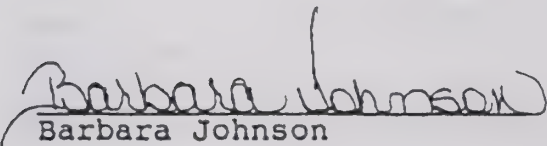
NOW THEREFORE BE IT RESOLVED that the Planning Commission does hereby amend the Historical Resources Inventory to include all inventoried sites and structures identified in the book If the Walls Could Talk: Colusa's Architectural Heritage, published by the Heritage Preservation Committee, City of Colusa.

THIS MOTION was made and passed by the Planning Commission of the City of Colusa at a regular meeting thereof duly held on the 24th day of March, 1993 by the following roll-call vote:

AYES : Commissioners Kelley, Hoblit, Miller, Seaver and Selover

NOES : None

ABSENT: Commissioners Gimblin and Markss


Barbara Johnson
Acting Secretary
Planning Commission

MASTER LIST I

Address	Mult	* Historic Name	Style	Const Est	Const Act	Present Use/ Zone	NR	S	F	AP#	Owner of Record	
Bridge 115		Alva Alexander King House	Craftsman Bungalow		1913	Residence County	3	Y		15-16-4-001	King, Barbara (In Trust)	1
Bridge 325		* Fred J. Mendonsa House	Spanish Colonial Rev./Craftsman		1922	Residence County	3	Y		15-17-1-001	Azevedo, Frank Anthony et al	2
Bridge 415		* John T. Harrington House	Victorian Gothic		1885	Residence County	3	Y		15-17-2-011	Bobb, David C.	3
Bridge 443	G	Rosenburg Rice Co. Housing	Bungalow		1919	Residence County	4	Y	M	15-17-2-008	Abel, S. William et al	4
Bridge 447	G	Rosenburg Rice Co. Housing	California Bungalow		1919	Residence County	4	Y	M	15-17-2-007	Able, S. William et al	5
Bridge 451	G	Rosenburg Rice Co. Housing	Craftsman Bungalow		1919	Residence County	4	Y	M	15-17-2-006	Fisher, Norman & Martha G.	6
Clay 107	B	John P. O'Sullivan House	Queen Anne Cottage	1890		Residence R-3	3	Y	M	1-15-5-010	Mason, David & Emily	7
Clay 121	B	John P. O'Sullivan House	Queen Anne Cottage	1890		Residence R-3	3	Y	M	1-15-5-009	Muttersback, Eugene Trust	8
Clay 135	B	John P. O'Sullivan House	Queen Anne Cottage	1890		Residence R-3	3	Y	M	1-15-5-008	Muttersback, Eugene Trust	9
Clay 136	B	Wm. Albert Sweetland House	Queen Anne Cottage		1912	Residence R-3	3	Y	M	1-15-2-007	Parris, Joanne M.	10
Clay 313		Almon H. Caswell House	Queen Anne Cottage		1897	Residence R-3	3	Y		1-14-6-004	Smith, Ralph & Janita	11
Clay 323		Dwight Crandall House	Greek Revival Cottage		1878	Residence R-3	4	Y		1-14-6-003	Roggi, Alberta	12
Clay 412		William Thomas Beville House	Greek Revival	1873		Residence R-3	3	Y		1-14-2-005	Beduhn, Marie	13
Clay 425		Atha Ann DeJarnatt House	Greek Revival	1886		Residence R-3	3	Y		1-14-5-004	Vasquez, Paulino & Esther	14
Clay 439		John E. Hayman House	Queen Anne/Stick Cottage		1886	Residence R-3	3	Y		1-14-5-012	Cheney, Merrick W.	15
Clay 451		Judge Hiram W. Dunlap House	Greek Revival		1860	Residence R-3	3	Y		1-14-5-001	Chandra, V. & Damar, K.	16
Clay 547		John M. Allen House	Greek Revival	1870		Residence R-3	4	Y		1-14-4-012	Roggi, Alberta	17
Clay 557		Hannah Withers House	Greek Revival/Victorian Gothic	1880		Residence R-3	3	Y		1-14-4-011	Roggi, Alberta	18
Clay 559		Clark Harmeson House	Queen Anne/Stick	1880		Residence R-3	4	Y		1-14-4-010	Parnell, Jack & Irene E.	19
Clay 609		* Jackson Hatch House	Italianate		1882	Residence R-3	3	Y		1-13-6-004	Gott, Doil & Lorene	20
Clay 641		Mary Mc Grath House	Bungalow	1889		Residence R-3	7	N		1-13-6-002	Richardson, Richard & Olliedea	21
Clay 659		George W. Tibbetts House	Queen Anne Cottage		1887	Residence R-3	3	Y		1-13-6-001	Lynch, Kenneth D. & Shirley A.	22
Clay 730		Victor Eugene Weyand House	Spanish Colonial Revival		1937	Residence R-2	4	Y		1-13-2-009	Kinkle, Douglas & Suzi	23
Clay 829		Christian Swank House	Queen Anne Cottage	1880		Residence R-1	4	Y		1-13-4-003	Howard, Theodore, & Linda	24
Clay 837		Nancy Lee Harl Jordan House	California Bungalow		1916	Residence R-1	4	Y		1-13-4-002	Tennant, Amy B. et al	25
Clay 840		* Hugh T. Dobbins House	Craftsman/Georgian Revival		1919	Residence R-1	4	Y		1-13-1-101	Yerxa, Agnes W.	26
Clay 857		Roy Maxey House	Spanish Colonial Revival		1932	Residence R-1	4	Y		1-13-4-001	Niles, Sara A.	27
Clay 919		Ross Cather House	Colonial Revival		1938	Residence R-1	4	Y		1-12-6-004	Jacobson, Addison	28
Clay 942		* Max Nesmith Yerxa House	Craftsman Bungalow		1918	Residence R-1	3	Y		1-12-3-007	Jacobson, Herbert L.	29
Clay 955		Edwin C. Garrette House	Colonial Revival/Craftsman		1921	Residence R-1	4	Y		1-12-6-001	Cook, E. N.	30
Clay 1017	H	Earl Herman Nuckolls House	Tudor Revival		1936	Residence R-1	3	Y	M	1-12-5-003	Ramazzini, Wayne	31
Clay 1042		J. Lawrence O'Rourke House	Craftsman Bungalow		1923	Residence R-1	4	Y		1-12-2-007	Charter, Daniel & Claudia	32
Clay 1058	H	* Janice Grenfell Burton House	Tudor Revival		1926	Residence R-1	3	Y	M	1-12-2-008	Burton, Janice G. Tr	33
Clay 1104		Lee A. Mace House	Craftsman		1920	Residence R-1	4	Y		1-12-1-008	Mace, James L.	34
Clay 1115	H	* Lionel Rothwell Zumwalt House	Tudor Revival		1936	Residence R-1	3	Y	M	1-12-4-002	Lundeen, Ruth L. et al	35
Clay 1124		Adrian P. Staple House	Bungalow		1925	Residence R-1	4	Y		1-12-1-010	Oliver, William & Susan	36
Clay 1152		John J. Ossenbrüggen House	Period Revival		1940	Residence R-1	4	Y		1-12-1-012	Griffith, Ronald & Susan	37
Eighth 104		Colusa & Lake RR Roundhouse	Gabled Industrial Frame		1886	Welding Shop C-3	3	Y		1-03-4-002	Stokes, Winona B. et al	38
Eighth 121	A	Samuel Richard Smith Building	Brick Commercial	1890		Residence C-3	3	Y	M	1-03-5-004	Yoshimura, Toshiro & Tomiko	39
Eighth 236-238			Bungalow	1920		Duplex R-2	7	N		1-08-1-005	Lange, Edward E.	40
Eighth 421			Bungalow	1920		Residence R-2	7	N		1-13-2-001	King, Thomas M.	41
Eighth 444		John P. O'Sullivan House	Hip-roofed Cottage		1898	Residence R-2	4	Y		1-13-1-008	King, Thomas M.	42
Eleventh 232		John R. Manville House	Colonial Revival		1917	Residence R-2	7	N		1-07-1-005	Manville, Ray & Helen	43
Fifth 15		Colusa Lumber Company	Moderne Falsefront	1907		Lumberyard C-3	4	Y		1-04-2-002	Diamond Lumber, Inc.	44
Fifth 41		* Colusa House	Brick Commercial		1867	Vacant C-3	4	Y		1-04-2-009	Mulford, J. (Comm. & Ext.)	45
Fifth 104		Mitchell-Cooke Building	Brick Commercial		1889	Moose Lodge C-3	4	Y		1-04-4-007	Meyers, Richard	46
Fifth 107		* Herman Morris Building	Spanish Colonial Revival		1888	Mortuary C-3	4	Y		1-04-5-001	McNary-Moore Funeral Service	47
Fifth 138		* Scoville-Lightner Building	Brick Commercial		1870	Bar/Offices C-3	3	Y		1-04-4-011	Yerxa, Daniel et al	48
Fifth 141		* I.O.O.F. Building	Chateausque		1892	Store/Offices C-3	3	Y		1-04-5-009	Colusa I.O.O.F. Association	49
Fifth 144		* Scoville-Lightner Building	Brick Commercial		1870	Barber Shop C-3	3	Y		1-04-4-011	Yerxa, Daniel et al	50

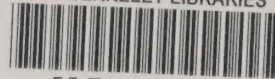
	Address	Mult	* Historic Name	Style	Const Est	Const Act	Present Use/ Zone	NR	S	F	AP#	Owner of Record	
1	Fifth 215		* J.J. O'Rourke Building	Beaux Arts/Sullivaneseque									
2	Fifth 217		Henry Kuhlmeier Building	Brick Commercial		1911	Retail Store C-3	3	Y		1-09-2-001	Beduhn, W. H. & Marie	1
3	Fifth 221		Kuhlmeier Bakery	Brick Commercial		1911	Beauty Salon C-3	4	Y		1-09-2-002	Genera, Arturo & Barbara	2
4	Fifth 245		James Roche Building	Brick Commercial		1892	Fabric Shop C-3	4	Y		1-09-2-002	Genera, Arturo & Barbara	3
5	Fifth 304		Critchfield-Symmes Bldg.	Brick Commercial		1910	Offices/Store C-3	4	Y		1-09-2-011	Hays, Mary C. et al	4
6	Fifth 409		* Robert Lee Welch House	Shingle		1920	Store/Garage C-3	3	Y		1-09-4-006	Zumwalt Company, I.G.	5
7	Fifth 433		Bennett Pryor House	Hip-roofed Cottage		1900	Residence C-3	3	Y		1-14-2-001	Merrill, Bruce James	6
8	Fifth 436		* James Reid Bobst House	Queen Anne/Stick		1881	Residence R-3	4	Y		1-14-2-010	Soto, Barbara	7
9	Fifth 445		Ellis T. Crane House	Italianate	1882	1888	Residence R-3	3	Y		1-14-1-007	Poole, Mark M. & Jo Ann	8
10	Fifth 510		* Elias Claude Peart House	Queen Anne/Shingle			Residence R-3	4	Y		1-14-2-009	Lopez, Jose & Elena	9
11	Fifth 519		John H. Liening House	Gabled Cottage	1890	1891	Residence R-3	3	Y		1-14-4-004	Contois, Robert & Deanna	10
12	Fifth 533		Michael Wallrath House	Queen Anne	1887		Residence R-3	7	N		1-14-5-011	Gomez, Henry F. & Jean F.	11
13	Fifth 540		* Burr Hudson Mitchell House	Shingle/Craftsman			Residence R-2	3	Y		1-14-5-010	MacPherson, Jeanette L. et al	12
14	Fifth 545		Oscar Robinson House	Craftsman Bungalow		1916	Residence R-2	3	Y		1-14-4-005	Everson, Stanley & Dale	13
15	Fifth 608		* Clarence C. Hicok House	Queen Anne		1887	Residence R-2	7	N		1-14-5-009	Woods, Samuel & Amanda	14
16	Fifth 642		* St. Stephen's Epis. Church	Victorian Gothic		1896	Residence R-2	4	Y		1-19-1-004	Walker, S.M. & Linda Kay	15
17	Fifth 345		Clarence R. Merrill Bldg.	Commercial/Spanish Colonial Rev.		1894	Church R-2	3	Y		1-19-1-013	Rector, St. Stephen's Parrish	16
18	First 311			Bungalow	1915	1920	Retail Store C-3	4	Y		1-09-5-007	Pomfret, Sewall & Alice	17
19	First 331			Bungalow	1920		Residence R-3	7	N		1-10-6-001	Stegall, Charles & Alfred	18
20	First 341			Bungalow	1920		Residence R-3	7	N		1-10-6-010	Kimbrell, Raymon S. & Bethyllee	19
21	First 349			Bungalow	1920		Residence R-3	7	N		1-10-6-009	Buyense, Neville & Dianne	20
22	Fourth 103			Craftsman Bungalow	1915		Residence R-3	7	N		1-10-6-008	Hull, Virginia	21
23	Fourth 105			Craftsman Bungalow	1915		Residence C-3	7	N		1-04-6-001	Wilbur, J.M. & Wallace, J.W.	22
24	Fourth 247		Presbyterian Church Site	Site of Church			Residence C-3	7	N		1-04-6-001	Wilbur, J.M. & Wallace, J.W.	23
25	Fourth 330		John G. Harrington House	Gabled Cottage	1875	1875	Church C-3	6	Y		1-09-3-011	Presbyterian Church	24
26	Fourth 341		George J. Spittler House	Bungalow			Residence C-3	3	Y		1-09-5-004	Johnson, James R. & Dessie J.	25
27	Fourth 539		Fannie W. Crawford House	Craftsman Bungalow	1884	1873	Residence C-3	4	Y		1-09-6-008	Swearingen, Harold & Joyce	26
28	Fourth 550		Thomas I. Talbot House	Brick Farmhouse/Queen Anne			Residence R-2	7	N		1-14-6-008	Ottenwalter, Ray & Dolores	27
29	Fremont 106		Bernadette Campbell House	Farmhouse	1885	1871	Residence R-2	3	Y		1-14-5-006	Bitterman, Theodore, & Luigia	28
30	Fremont 345		St. Stephen's Rectory	Colonial Revival	1899		Residence R-4	4	Y		1-25-2-003	Ortiz, Angela Larez & Manuel	29
31	Fremont 1061		Thomas W. Pryor House	California Bungalow			Residence C-3	7	N		1-24-6-008	Taranto, Anne (Morris, Anne)	30
32	Jay 6	E	Ross Clayton Armstrong House	Craftsman Bungalow		1928	Residence R-2	7	N		1-35-1-023	Pryor, Richard & Mary	31
33	Jay 9	E	Emma K. Monsen House	Craftsman Bungalow		1919	Residence C-3	4	Y	M	1-10-3-005	Armstrong, Pauline C. (Lt)	32
34	Jay 45	E	George Whiteside South House	Colonial Revival Bungalow		1916	Residence C-3	4	Y	M	1-10-6-004	No. Ca. 7th Day Adv. (Ed Brehm)	33
35	Jay 122		Albert L. Head House	Greek Revival	1880	1919	Residence R-3	4	Y	M	1-10-6-002	Parent, Lee M. & Neuora D.	34
36	Jay 140		Fred Watson House	Queen Anne/Bungalow			Residence R-3	4	Y		1-10-2-006	Cook, Regent	35
37	Jay 206		Josephine Lemoine House	Colonial Revival	1887	1903	Residence R-3	4	Y		1-10-2-007	Bickford, John & Roxanne	36
38	Jay 209		Adolphus Ahlf House	Craftsman Bungalow	1922		Residence R-3	7	N		1-10-1-006	Pippen, Lillian F.	37
39	Jay 229		George Smith House	Saltbox	1890		Residence R-3	3	Y		1-10-4-005	Coon, Glen & Judith	38
40	Jay 257		John R. Farris House	Gabled Cottage	1886		Residence R-3	4	Y		1-10-4-004	Quintana, Andy & Patricia	39
41	Jay 307		Thomas Jacob Hart House	Saltbox	1871		Residence R-3	3	Y		1-10-4-001	Leon, Raymond & Linda	40
42	Jay 322		Daniel O. Baker House	Queen Anne	1895		Residence R-3	3	Y		1-09-6-003	Burroughs, Lew L.	41
43	Jay 325		E. Randolph Preston House	Shingle Bungalow			Residence R-3	3	Y		1-09-3-006	Bruseth, Nels	42
44	Jay 340		Presbyterian Parsonage	Hip-roofed Cottage	1882	1918	Residence R-3	4	Y		1-09-6-002	Hughes, William C. & Floy F.	43
45	Jay 401		* Universal Garage	Art Deco Falsefront			Residence R-3	7	N		1-09-3-010	Presbyterian Church	44
46	Jay 546		* Hall of Records	Neoclassical		1919	Auto Service C-3	4	Y		1-09-5-003	Selover, Richard D.	45
47	Jay 614			Frame Cottage	1890	1915	Hall of Records Pf	3	Y		1-09-1-001	County of Colusa	46
48	Jay 627		William B. DeJarnatt House	Shingle/Colonial Revival			Residence C-3	7	N		1-08-3-011	Zwald, Walter & Marjorie	47
49	Jay 636			Gabled Cottage	1890	1903	Residence C-3	3	Y		1-08-6-003	Preston, Myrtle	48
50	Jay 644			Italianate Cottage	1890		Residence R-3	7	N		1-08-3-012	Law, William D. et al	49
51	Jay 659		* Judge H. M. Alberty House	Queen Anne/Eastlake			Residence R-3	7	N		1-08-3-013	Felland, Claude E. et al	50
52	Jay 706		* Clarence C. Hicok House	Queen Anne/Colonial Revival		1874	Residence R-3	3	Y		1-08-6-001	Rankine, John & Dorothy	51
53	Jay 713		Mrs. Clark's Schoolhouse	Greek Revival Cottage		1904	Residence R-2	3	Y		1-08-2-005	Meyers, Richard & Janice	52
54	Jay 725		* First Christian Church	Gothic Revival		1870	Residence R-2	3	Y		1-08-5-004	Reynolds, Willard & Linda	53
55	Jay 737		Christian Church Rectory	Gabled Cottage	1870	1869	Church R-2	3	Y		1-08-5-003	First Christian Church of Col.	54
							Residence R-2	7	N		1-08-5-002	First Christian Church of Col.	55

	Address	Mult	* Historic Name	Style	Const Est	Const Act	Present Use/ Zone	NR	S	F	AP#	Owner of Record	
1	Jay 738		Frank Z. Pirkey House	Queen Anne Cottage		1909	Residence R-2	4	Y		1-08-2-007	Critchfield, Jack N. et al	1
2	Jay 756		* John T. Arnold House	Victorian Gothic/Queen Anne	1875		Residence R-2	3	Y		1-08-2-008	Niehues, Pamela & Richard	2
3	Jay 757		* Johnson Grover House	Queen Anne	1875		Residence R-2	3	Y		1-08-5-001	Chavarria, Edilburgo C.	3
4	Jay 830		Marie Sherer House	Bungalow		1922	Residence R-2	4	Y		1-08-1-007	Stokes Winona B. (Lt)	4
5	Jay 834	L	Jasper Newton Scoggins House	Queen Anne Cottage		1904	Residence R-2	4	Y	M	1-08-1-008	DeJarnatt, Lucile R.	5
6	Jay 842	L	George W. Moore House	Queen Anne Cottage		1904	Residence R-2	4	Y	M	1-08-1-009	Womble, David & Linda	6
7	Jay 843		* Stewart Harris House	Craftsman/Queen Anne	1875		Residence R-2	3	Y		1-08-4-001	Krause, Raymond & Donna	7
8	Jay 850		Valina S. Moulton House	Hip-roofed Cottage		1904	Residence R-2	4	Y		1-08-1-010	Owens, Robert & Marcene	8
9	Jay 941		Giles G. Crandall House	Saltbox/Craftsman	1873		Residence R-2	4	Y		1-07-6-003	Stites, Mabel & Charles	9
10	Jay 1024	C	Leroy K. Grenfell House	Period Revival		1922	Residence R-2	4	Y	M	1-07-2-005	Coffman, Wilmer & Eleze	10
11	Jay 1058	C	James F. Mallon House	California Bungalow		1920	Residence R-2	4	Y	M	1-07-2-007	Edwards, Grace F.	11
12	Jay 1106	C	Joe West Anderson House	California Bungalow		1918	Residence R-2	4	Y	M	1-07-1-006	Bell, Dorothy I.	12
13	Jay 1107		* Mc Pherson P. Montgomery House	Craftsman		1924	Residence R-2	4	Y		1-07-4-004	Montgomery, Laura H. et al	13
14	Jay 1125	C	Eldridge L. Hicok House	Craftsman Bungalow		1919	Residence R-2	4	Y	M	1-07-4-003	Martell, Philip & Patsy	14
15	Jay 1139	C	John Louis Swank House	California Bungalow		1896	Residence R-2	4	Y	M	1-07-4-002	Miller, Frederick B. et al	15
16	Jay 1157		John Riley Phillips House	Hip-roofed Cottage		1897	Residence R-2	4	Y		1-07-4-001	Skinner, Roby A. et al	16
17	Jay 1225	O	Grenfell Lumber Co. House	California Bungalow	1926		Residence R-2	7	N		1-06-2-004	Herrick, Michael	17
18	Lafayette 151		H. J. Moen House	Hip Roof/Eclectic		1905	Residence R-3	7	N		1-25-2-010	Winters, Jeffrey & Jeannie	18
19	Lafayette 158		Michael Patterson House	Hip-roofed Cottage	1915		Residence R-3	7	N		1-20-5-009	Roberson, Chester	19
20	Levee 1210		William Asbury Farris House	Queen Anne		1898	Residence County	4	Y		15-08-0-020	Zumwalt Company, I. G.	20
21	Lurline 1765		* J. Lawrence O'Rourke House	Monterey		1935	Hotel Inn County	4	N		15-33-0-008	Ward, Nancy	21
22	Main 6		Bridge Tender's House	Hip-roofed Cottage		1903	Residence C-3	4	Y		1-05-3-003	Apaseo, Roberto et al	22
23	Main 108		Powell-Koon House	Farmhouse		1852	Residence C-3	3	Y		1-05-2-004	Dakoda, Yvonne	23
24	Main 128		Alfred M. Newland House	Shingle Bungalow		1912	Residence C-3	4	Y		1-05-2-005	Roggi, Alberta	24
25	Main 260		Hotel Español	Spanish Colonial Revival		1937	Bar/Restaurant C-3	4	Y		1-05-1-005	Colson, James R. & Sherry M.	25
26	Main 324		John W. Potts House	Queen Anne/Eastlake	1894		Residence C-3	4	Y		1-04-3-006	Borges, Mary M. et al	26
27	Main 400		Palm Motel	International		1950	Motel C-3	7	N		1-04-2-004	Young, Robert E. et al	27
28	Main 517		* Lewis Cary Building	Brick Commercial	1872		Storage C-3	3	Y		1-04-4-006	Schwartz, K.I. & K.I. Jr.	28
29	Main 533		* Eureka Hotel	Brick Commercial		1857	Auto Shop C-3	3	Y		1-04-4-004	Hoblitt, Wayne & Virginia	29
30	Main 539		Horace M. Hughes Building	Brick Commercial		1868	Restaurant C-3	3	N		1-04-4-003	Soltero, Ramon	30
31	Main 604		Godfrey Livery Stable	Metal Industrial		1909	Warehouse C-3	3	Y		1-03-3-003	Downer Land Co.	31
32	Main 646		* Adelaide M. Ryerson House	Colonial Revival/Queen Anne		1906	Offices C-3	3	Y		1-03-3-004	Downer Land Co.	32
33	Main 661		Lee Toy Building	Brick Commercial		1918	Liquor Store C-3	4	Y		1-03-6-001	Lee, Leland L. et al	33
34	Main 700 Bl. N.	A	Old Chinatown District	Park		1979	Levee Park C-3	3	Y	M	1-03-2-001	Sac./San Joa. Drainage Dist.	34
35	Main 700 Bl. S.	A	* Old Chinatown District	Brick Commercial	1890		Commercial C-3	3	Y	M		Chinatown District	35
36	Main 713-733	A	J. Peter Steidlmayer Building	Brick Commercial		1976	Off./Residential C-3	3	Y	M	1-03-5-010	Steidlmayer, J. Peter	36
37	Main 735	A	* Old Chinatown District	Brick Commercial	1890		Law Office C-3	3	Y	M	1-03-5-009	Steidlmayer, J. Peter	37
38	Main 739	A	Old Chinatown District	Brick Commercial	1890		Vacant C-3	3	Y	M	1-03-5-008	Tom, Sun Tsue et al	38
39	Main 741	A	Old Chinatown District	Brick Commercial	1890		Offices C-3	3	Y	M	1-03-5-007	Wylie, W. Bruce et al Tc	39
40	Main 745	A	Old Chinatown District	Brick Commercial	1890		Vacant C-3	3	Y	M	1-03-5-006	Zwald, Beverly A. et al	40
41	Main 749	A	Old Chinatown District	Brick Commercial	1890		Vacant C-3	3	Y	M	1-03-5-005	Vedo, Donald J. et al	41
42	Main 753	A	Old Chinatown District	Brick Commercial	1890		Comm./Residential C-3	3	Y	M	1-03-5-003	Vedo, Scott F. & D.J. & J.M.	42
43	Main 757	A	Old Chinatown District	Brick Commercial	1890		Offices C-3	3	Y	M	1-03-5-002	Brown, Philip J. & Roxana H.	43
44	Main 761	A	Old Chinatown District	Brick Commercial	1890		Flower Shop C-3	3	Y	M	1-03-5-001	Brown, Philip J. & Roxana H.	44
45	Main 840		* Municipal Water Works	Neoclassical		1926	Water Works Pf	3	Y		1-03-1-002	City of Colusa	45
46	Main 1220		Lorenzo T. Brown House	California Bungalow	1915		Residence C-3	4	Y		1-01-1-008	Brown, Marie et al	46
47	Market 16		Samuel Robinson Murdock House	Farmhouse		1882	Residence C-3	4	Y		1-05-6-005	Able, S.W. & Catherine	47
48	Market 25		Emma J. Hall House	Bungalow	1915		Residence C-3	7	N		1-10-3-003	Lomeli, Doroteo & Elvia E.	48
49	Market 26		Mary M. Dunlap House	Hip-roofed Cottage		1870	Residence C-3	4	Y		1-05-6-006	Able, S.W. & Catherine	49
50	Market 27		Emma J. Hall House	Bungalow	1915		Residence C-3	7	N		1-10-3-003	Lomeli, Doroteo & Elvia E.	50
51	Market 39		Christen Nielson Hoy House	Bungalow	1904		Residence C-3	7	N		1-10-3-002	Lange, Edward E.	51
52	Market 47		Christen Nielson Hoy House	Bungalow	1904		Residence C-3	7	N		1-10-3-002	Lange, Edward E.	52
53	Market 106		Noah W. Clement House	Gabled Cottage/Queen Anne	1895		Residence C-3	4	Y		1-05-5-002	Genise, Ned & Eva	53
54	Market 109		Evan Puhn Jones House	Queen Anne/Colonial Revival		1904	Residence C-3	4	Y		1-10-2-004	Lange, Edward E.	54
55	Market 157		Meyer's Electric Shop	Commercial Falsefront		1939	Commercial C-3	7	N		1-10-2-001	Mevers, Richard et al	55

	Address	Mult	* Historic Name	Style	Const Est	Const Act	Present Use/ Zone	NR	S	F	AP#	Owner of Record	
1	Market 209		John Harrison Hannah House	Queen Anne/Colonial Revival									
2	Market 222		Sara E. Harrington House	California Bungalow									
3	Market 255		Texaco Gas Station	Prefab Gas Station		1902	Residence C-3	3	Y		1-10-1-005	Lange, Edward E.	1
4	Market 315		M. & P. Garage	Industrial Falsefront		1909	Residence C-3	7	N		1-05-4-006	Jarrard, Ronald	2
5	Market 329		L. H. Fitch & Sons	Commercial Falsefront	1909	1947	Gas Station C-3	4	Y		1-10-1-001	Sankey, Fred C.	3
6	Market 427	*	Colusa Town Hall	Queen Anne Falsefront			Auto Supply C-3	3	Y		1-09-3-004	Grace Arnold Trust	4
7	Market 430		Colusa Meat & Cold Storage	Commercial/Neoclassical		1910	Paint Store C-3	3	Y		1-09-3-002	Tuttle & White, Inc.	5
8	Market 433-439	*	Herald Building	Beaux Arts		1889	Menswear Store C-3	3	Y		1-09-2-004	Lyss, Eric & Raylene	6
9	Market 513		Colusa Theatre	Moderne		1909	Parts Supply C-3	3	Y		1-04-5-007	Cribari, Emile & Ethel	7
10	Market 521	*	Colusa County Bank	Neoclassical		1909	Store/Offices C-3	3	Y		1-09-2-003	Steidlmayer, Leo & Cynthia	8
11	Market 538		Swank-Mathews Building	Brick Commercial		1947	Theatre C-3	4	Y		1-09-1-003	Schaap, C. & MacKean, B.	9
12	Market 546	*	Christian Swank Building	Italianate/Brick Commercial		1870	Law Offices C-3	3	Y		1-09-1-002	Bailey, Bert B. et al	10
13	Market 547	*	Colusa County Court House	Classical Revival		1881	Commercial C-3	4	Y		1-04-4-023	Schwartz, Joanne M.	11
14	Market 550		J. Lawrence O'Rourke Building	Commercial/Moderne		1879	Bar/Restaurant C-3	3	Y		1-04-4-022	Livermore, Gerald & Dorothy	12
15	Market 558	*	Bank of America	Neoclassical/Spanish Col. Rev.		1861	Courthouse Pf	3	Y		1-09-1-001	County of Colusa	13
16	Market 627		Doren Russell Building	Classical Revival/Commercial		1936	Commercial C-3	4	Y		1-04-4-016	Worsley, Shirley	14
17	Market 631		Skaggs-Safeway Building	Brick Commercial		1936	Bank C-3	4	Y		1-04-4-017	Bank of America # 3245	15
18	Market 651	*	Hine Grevie Monsen Building	Neoclassical/Commercial		1916	Commercial C-3	3	Y		1-08-3-004	Broderman, Rick & Jeanne	16
19	Market 755	*	Sullivan Chapel & Mortuary	Spanish Colonial Revival		1928	Print Shop C-3	3	Y		1-08-3-003	Johnson, Richard L. et al	17
20	Market 850	*	Colusa Implement Company	Commercial Falsefront		1934	Commercial Bank C-3	3	Y		1-08-3-002	Grevie, Peter W. et al	18
21	Market 900-1000		West End Park	Park		1928	Funeral Chapel C-3	4	Y		1-08-2-001	McNary-Moore Funeral Service	19
22	Market 1035		A.E. Hudspeth House	Bungalow/Colonial Revival		1919	Commercial C-3	3	Y		1-03-4-003	Zumwalt Company, I. G.	20
23	Market 1107		Chas. Ralston Anderson House	Greek Revival Cottage		1850	Park Pf	4	Y		Mem. Park	City of Colusa	21
24	Ninth 110		Japanese Schoolhouse	Gabled Cottage	1900	1925	Residence C-3	4	Y		1-07-2-002	Ward, James H.	22
25	Ninth 118		Japanese Teacher's House	Gabled Cottage	1900	1889	Residence C-3	4	Y		1-07-1-004	Zumwalt Farms, Inc.	23
26	Ninth 333		William J. Lear House	Queen Anne Cottage	1894		Storage C-3	3	Y		1-02-6-002	Zumwalt Co., I. G.	24
27	Ninth 411	*	John L. Langdon House	Colonial Revival			Res. Storage C-3	3	Y		1-02-6-002	Zumwalt Co., I. G.	25
28	Ninth 430	D	George L. Messick House	Craftsman Bungalow	1918		Residence R-1	4	Y		1-08-4-010	Comfort, William J.	26
29	Ninth 431	D	Donald R. Green House	Craftsman Bungalow		1917	Residence R-1	3	Y		1-13-1-001	Disney, Wilber & Patricia	27
30	Oak 6			Bungalow	1920		Residence R-1	4	Y	M	1-12-3-005	Spidell, Elnora	28
31	Oak 36			Bungalow	1920	1909	Residence R-1	4	Y	M	1-13-1-011	Hulbert, George & Susan	29
32	Oak 45			Bungalow	1920		Residence C-3	7	N		1-10-6-005	Mosher, Opal F.	30
33	Oak 105		William H. Jones House	Queen Anne Cottage	1897		Residence R-3	7	N		1-10-6-007	Borgna, Jean	31
34	Oak 136		Hudson Ford House	Craftsman/Colonial Revival			Residence R-3	7	N		1-15-3-002	Vocke, Charles & Glenara	32
35	Oak 156	*	Charles R. Richards House	Spanish Colonial Rev./Tudor Rev.			Residence R-3	3	Y		1-15-2-004	Schnyder, Walter M. et al	33
36	Oak 206		Edward Clifford Barrell House	Craftsman		1937	Residence R-3	3	Y		1-10-5-008	Ash, Brandon T. et al	34
37	Oak 239		Lora Leon Hicok House	Hip-roofed Cottage		1937	Residence R-3	4	Y		1-10-5-010	Flagor, Kenneth & Jeanette	35
38	Oak 240		Solomon Page Miller House	Gabled Cottage		1917	Residence R-3	4	Y		1-10-4-006	Buckley, Marlene C.	36
39	Oak 335		Catholic Church Hall	Falsefront		1893	Residence R-3	7	N		1-15-1-003	Lange, Edward E.	37
40	Oak 345	*	Our Lady of Lourdes Church	Victorian Gothic		1891	Residence R-3	7	N		1-10-4-008	Lange, Edward & Barbara	38
41	Oak 423		Stephen H. Allen House	Greek Revival		1879	Church Hall R-3	7	N		1-14-3-003	Roman Catholic Bishop of Sac.	39
42	Oak 437		Charles Linstrom House	Hip-roofed Cottage/Queen Anne	1878	1880	Church C-3	3	Y		1-14-3-001	Roman Catholic Bishop of Sac.	40
43	Oak 511	*	Trinity Methodist Church	Gothic/Jacobean		1870	Residence C-3	4	Y		1-14-2-003	Lindsay, Frank & Betty	41
44	Oak 517	*	Colusa Woman's Club	Craftsman/Colonial Revival			Residence R-3	4	Y		1-14-2-002	Walker, Kathleen C.	42
45	Oak 532		Assembly of God Church	Period Revival		1942	Church C-3	4	Y		1-14-1-005	Trinity Meth. Church of Col.	43
46	Oak 539		Christian Science Church	Craftsman/Shingle		1923	Clubhouse C-3	3	Y		1-14-1-004	Woman's Club of Colusa	44
47	Oak 610	*	James Hamilton Sherer House	Craftsman		1932	Church C-3	7	N		1-09-4-011	Full Gospel Church of Colusa	45
48	Oak 622		John A. Mc Clain House	Craftsman Bungalow		1914	Church C-3	4	Y		1-14-1-002	Ellsworth, Roland & Doris	46
49	Oak 627	*	Judge James Hart House	Farmhouse		1915	Residence C-3	4	Y		1-08-6-005	Davis, Ramona	47
50	Oak 640		Melvina La Rue House	Hip-roofed Cottage/Craftsman		1868	Residence C-3	4	Y		1-08-6-006	Overton, Theodore David	48
51	Oak 643	*	John Burrress Dejarnatt House	Craftsman Bungalow		1869	Residence C-3	3	Y		1-13-3-002	Wrysinski, Harry & Elisabeth	49
52	Oak 653	*	Judge E. A. Bridgford House	Queen Anne		1900	Residence C-3	7	N		1-08-6-008	Coronado, Frances E.	50
53	Oak 656		Harry F. Osgood House	Shingle Bungalow	1902	1917	Residence C-3	4	Y		1-13-3-012	Cooney, Paul C. & Peggi Rae	51
54	Oak 719			Bungalow	1915	1874	Residence R-2	3	Y		1-13-3-011	Steidlmayer, Leo & Cynthia	52
55	Oak 727			Bungalow	1915		Residence R-2	4	Y		1-08-6-009	Harrison, Denise S.	53
							Residence R-2	7	N		1-13-2-013	Beduhn, Marie R.	54
							Residence R-2	7	N		1-13-2-004	Woods, Kenneth & Susan	55

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1	Oak 751												
2	Oak 754			Bungalow	1915		Residence R-2	7	N		1-13-2-002	Cushing, Jane E. et al	1
3	Oak 820-822		* J. J. O'Rourke House	Craftsman/Colonial Revival		1909	Residence R-2	3	Y		1-08-5-009	Jarrard, Ronald E.	2
4	Oak 839		Mayberry Davis House	Queen Anne	1882		Duplex R-2	4	Y		1-08-4-005	Gaddy, H. Samuel	3
5	Oak 906		Eugene A. Boyd House	Craftsman Bungalow		1921	Residence R-1	4	Y		1-13-1-002	Davies, Gerald & Anne	4
6	Oak 909		* John A. Eybel House	Craftsman/Colonial Revival		1914	Residence R-1	3	Y		1-07-6-006	Brown, Helen Virginia	5
7	Oak 924		* Arthur Brown Jackson House	Colonial Revival/Craftsman		1908	Residence R-1	3	Y		1-12-3-004	Carter, Robert B. & Jane F.	6
8	Oak 925		* Cary Steele Mitchum House	Colonial Revival/Shingle		1908	Residence R-1	3	Y		1-07-6-007	Clark, Robert & Lynette	7
9	Oak 937		* Roy Wallace Grenfell House	Colonial Revival/Craftsman		1910	Residence R-1	3	Y		1-12-3-003	Huttman, William & Sharon	8
10	Oak 940		Harriette DeJarnatt Yerxa House	Bungalow		1909	Residence R-1	4	Y		1-12-3-002	Heigel, Ralph & Regina	9
11	Oak 1061		Frank H. Scoggins House	Bungalow		1906	Residence R-1	4	Y		1-07-6-008	Wellborn, Glenn & Marilyn	10
12	Oak 1119	J	Claude S. Peart House	Craftsman Bungalow		1921	Residence R-1	4	Y		1-12-2-001	Oliver, William & Ada Ruth	11
13	Oak 1120	J	Charles C. Johnson House	Shingle Bungalow		1920	Residence R-1	4	Y	M	1-12-1-005	King, Charles S.	12
14	Oak 1136	J	Seth Millington, Jr. House	Shingle Bungalow		1920	Residence R-1	4	Y	M	1-07-4-007	Stagmier, Leland & Mary	13
15	Oak 1159	I	Albert E. Stewart House	California Bungalow		1923	Residence R-1	4	Y	M	1-07-4-008	Mc Key, Richard L.	14
16	Oak 1162	I	* Leland Stanford Lewis House	Tudor Revival		1927	Residence R-1	4	Y	M	1-12-1-001	Purcell Anita M. et al	15
17	Oak 1209	I	Frank C. Nutter House	Tudor Revival		1922	Residence R-1	4	Y	M	1-07-4-010	Hays, C. D. et al	16
18	Oak 1225	J	Ralph Rutledge House	Tudor Revival		1926	Residence R-1	4	Y	M	1-11-1-005	Montgomery Lyle K. & Nancy P.	17
19	Oak 1235	J	Julius Fordos House	California Bungalow		1928	Residence R-1	4	Y	M	1-11-1-004	Johnson, Michael P. & Linda J.	18
20	Parkhill 5		Grenfell Lumber Co. House	California Bungalow		1924	Residence R-1	4	Y	M	1-11-1-003	Riley, Charles E. & Doris M.	19
21	Parkhill 11		John Day Miller House	Bungalow		1902	Residence C-3	4	Y		1-20-3-006	Fisher, Roy & Priscilla	20
22	Parkhill 15		Irving W. Myers House	Colonial Revival Bungalow		1923	Residence C-3	4	Y		1-20-3-005	Mc Bride, Allen R. & Claire E.	21
23	Parkhill 26		John Day Miller Barn	Barn	1910		Barn C-3	4	Y		1-20-3-003	Shuman, Vernon & Ruth	22
24	Parkhill 223		William N. Herd House	Hip-roofed Cottage		1908	Residence C-3	7	N		1-15-6-008	Frias, Salvador & Virginia	23
25	Parkhill 239		Erastus Edgar Shephard House	Queen Anne Cottage	1908		Residence R-2	4	Y		1-20-1-003	Buck, Laverne & Margie	24
26	Parkhill 251		* Samuel Henry Jackson House	Craftsman Bungalow	1920		Residence R-2	7	N		1-20-1-002	Baird, John & Carolyn	25
27	Parkhill 338		Ben Franklin House	Queen Anne/Eastlake	1870		Residence R-2	3	Y		1-20-1-001	Staple, Jack & Janet	26
28	Parkhill 407		John Henry Pope House	Gabled Cottage	1881		Residence R-2	4	Y		1-14-6-007	Lange, Edward E.	27
29	Parkhill 421		James Montgomery Banks House	Queen Anne Cottage		1871	Residence R-2	3	Y		1-19-2-003	Ash, Derrick & Stephanie B.	28
30	Parkhill 422		George Corby House	Queen Anne/Eastlake		1872	Residence R-2	3	Y		1-19-2-002	Seaver, Barbara	29
31	Parkhill 449		* John Franklin Campbell House	Italianate	1888		Vacant R-2	7	Y		1-14-5-007	Gray, Leonard D. & Barbara J.	30
32	Parkhill 525		Craftsman/Shingle	Craftsman/Shingle		1912	Residence R-2	3	Y		1-19-2-001	Wragg, Laurence & Barbara	31
33	Parkhill 546	K	John Burrese DeJarnatt House	Gabled Cottage	1871		Residence R-2	4	Y		1-19-1-003	Capehart, Arthur & Donna	32
34	Parkhill 549	K	Frank B. Pryor House	Craftsman Bungalow		1918	Residence R-2	4	Y	M	1-14-4-006	Mayberry, Clark & Eileen	33
35	Parkhill 559		Algernon Butler House	Craftsman Bungalow		1923	Residence R-2	4	Y	M	1-19-1-002	Biggs, Jack R.	34
36	Parkhill 609	K	Susan A. Jones House	Greek Revival Cottage		1889	Residence R-2	7	N		1-19-1-001	Hagen, Ronald D. et al	35
37	Parkhill 641	K	Harla Hillard Hicok House	Craftsman Bungalow	1920		Residence R-2	4	Y	M	1-18-3-005	Goldsmith, Howard & Sonia	36
38	Parkhill 651	K	Adrian P. Staple House	Craftsman Bungalow	1914		Residence R-2	4	Y	M	1-18-3-002	Merrill, Bruce J.	37
39	Parkhill 656		George Mannee Fourplex	Bungalow Fourplex		1932	Fourplex R-2	4	Y	M	1-18-3-001	Merrill, Bruce J.	38
40	Parkhill 717		Priest's House	Bungalow		1891	Residence R-2	7	N		1-13-6-009	Cook, Ira & Theresa	39
41	Parkhill 719	K	Frank L. Stowell House	Tudor Revival/Craftsman		1927	Residence R-2	7	N		1-18-2-004	Winters Jerome & Jane	40
42	Parkhill 753	K	Charles O. Symmes House	California Bungalow		1927	Residence R-2	4	Y	M	1-18-2-003	Armer, Nancy McCoy	41
43	Second 322		Agnes V. Adams House	Bungalow		1925	Residence R-2	4	Y	M	1-18-2-001	Stokes, Robert & Donna Jean	42
44	Second 536	N	George Fromhertz Office	Pressed-metal Cottage		1940	Residence R-3	7	N		1-10-4-006	Buckley, Marlene C.	43
45	Second 552	N	Louis Highstreet House	California Bungalow		1923	Residence R-3	4	Y	M	1-15-4-014	Smith Kenneth L. & Patricia	44
46	Seventh 342		Edward Highstreet House	California Bungalow		1922	Residence R-3	4	Y	M	1-15-4-015	Allen, Jeanie	45
47	Seventh 408		James Bond House	Queen Anne/Stick		1874	Residence R-2	3	Y		1-08-5-006	Huse, Vernon & Martha	46
48	Seventh 418		Methodist Church Parsonage	Craftsman Bungalow		1912	Residence R-2	4	Y		1-13-2-014	Lorenzini, David & Martha	47
49	Seventh 429		Bungalow	Bungalow	1915		Residence R-2	7	N		1-13-2-015	Beduhn, Marie R.	48
50	Seventh 438		Mrs. Clark's Select School	Saltbox Cottage	1875		Residence R-3	4	Y		1-13-3-010	Disney, Winnie E.	49
51	Seventh 439		Daniel Warner House	Bungalow		1880	Residence R-2	4	Y		1-13-2-008	Fisher, William & Margaret	50
52	Seventh 533		Marcella Hofmeister House	Bungalow	1912		Residence R-3	7	N		1-13-3-009	Wong Lai, Tao Y.	51
53	Seventh 533		Emma K. Entremont House	Gabled Cottage		1890	Residence R-2	4	Y		1-13-6-009	Cook, Ira & Theresa	52
54	Seventh 642		James H. Roe House	Craftsman Bungalow		1940	Residence R-2	4	Y		1-18-2-006	Busch, Thomas & Marjorie	53
55	Seventh 725			California Bungalow	1920		Residence R-2	7	N		1-18-6-012	Womack, Carl D. et al	54
56	Sixth 200		* Sun Building	Brick Commercial		1869	Law Offices C-3	3	Y		1-08-3-006	Brill, Maxine H. et al	55

	Address	Mult	* Historic Name	Style	Const Est	Const Act	Present Use/ Zone	NR	S	F	AP#	Owner of Record	
1	Sixth 210		* Sun Building	Brick Commercial		1880	Newspaper Off. C-3	3	Y		1-08-3-007	Brill, Maxine H. et al	1
2	Sixth 220		Will Semple Green House	Greek Revival/Queen Anne		1868	Residence C-3	3	Y		1-08-3-008	McNeal, K.L. & Lee Hardy	2
3	Sixth 260		* Carnegie Library	Neoclassical		1906	Police Dept. Pf	3	Y		1-08-3-010	City of Colusa	3
4	Sixth 341		Byron D. Beckwith House	Craftsman Bungalow		1917	Residence C-3	4	Y		1-09-4-012	Fendt, Alfred A.	4
5	Sixth 444		R. C. Montgomery House	Greek Revival		1881	Residence R-3	3	Y		1-13-3-005	Parnell, Jack & Irene	5
6	Sixth 447		Jonas Spect House	Gabled Cottage	1880		Residence R-3	4	Y		1-14-1-010	Hernandez, Lazaro G. (Lt)	6
7	Sixth 530	M	Don Campbell Henderson House	Bungalow		1892	Residence R-2	4	Y	M	1-13-6-005	Green, Maurice & Dora	7
8	Sixth 540	M	Don Campbell Henderson House	Bungalow		1892	Residence R-2	4	Y	M	1-13-6-005	Green, Maurice & Dora	8
9	Sixth 616		Mary C. Hicok House	Queen Anne Cottage		1893	Residence R-2	4	Y		1-18-3-005	Goldsmith, Howard & Irene	9
10	Sixth 629		Annie E. Nelson House	Shingle/Craftsman Bungalow	1915		Residence R-2	7	N		1-19-1-012	Irwin, Robert Ernest	10
11	Sixth 810		African Meth. Epis. Church	Victorian Gothic		1894	Church R-2	3	Y		1-23-3-010	St. James Baptist Church of Col.	11
12	Sixth 816		Dr. Wm. Henry Belton's Offc.	Falsefront		1882	Residence R-2	3	Y		1-23-3-010	St. James Baptist Church of Col.	12
13	Tenth 120		Hinoki Cleaning Works	Commercial Falsefront/Mission		1935	Cleaners C-3	4	N		1-02-5-003	Yoshimura, Akiji	13
14	Tenth 230		* William D. Dean House	Greek Revival		1882	Residence R-2	3	Y		1-07-2-004	Goodin, Virginia	14
15	Tenth 314		* Robert Edward Blevins House	Spanish Colonial Rev./Craftsman		1919	Residence R-2	3	Y		1-07-5-003	Wylie, Gordon B. & L. Anne	15
16	Tenth 325		* Frank Wulff House	Shingle		1905	Residence R-1	3	Y		1-07-6-009	DeJarnatt, Lucile R.	16
17	Tenth 336		* M. Jewell Boggs House	Shingle		1898	Residence R-1	3	Y		1-07-5-004	Holmes, Deanne	17
18	Tenth 406		* Tennent Harrington House	Colonial Revival/Shingle		1898	Residence R-1	3	Y		1-12-2-004	Raitt, Leona M.	18
19	Tenth 409		* Thomas Rutledge House	Queen Anne/Colonial Revival		1905	Residence R-1	3	Y		1-12-3-001	Westfall, Ralph D. Jr.	19
20	Tenth 436		* Wm. Merrill Harrington House	Queen Anne/Colonial Revival		1900	Residence R-1	3	Y		1-12-2-005	Schwartz, Kenneth & Edythe	20
21	Tenth 443		George W. Tompkins House	Shingle Bungalow		1916	Residence R-1	3	Y		1-12-3-008	Johnson, Elizabeth H.	21
22	Tenth 510		Joseph C. Ohrt House	California Bungalow		1926	Residence R-1	4	Y		1-12-5-004	Scroggins, Charlene A.	22
23	Tenth 544		* Marie Van Antwerp House	Spanish Colonial Revival		1938	Residence R-1	4	Y		1-12-5-005	Welch, Eleanor P.	23
24	Tenth 745		* Colusa Union High School	Spanish Colonial Revival		1926	Theatre/Off. Pf	1	Y		1-17-6-001	Colusa Union High School	24
25	Tenth 1050		* Chas. Whitcomb Tuttle House	Shingle/Craftsman		1896	Residence R-1	3	Y		1-35-1-009	Yerxa, Charles & Virginia	25
26	Tenth 1210		* Wm. Kavanaugh Estill House	Georgian/Queen Anne	1866		Residence County	3	Y		1-35-1-010	Steidlmayer, Mary K.	26
27	Third 26		Samuel M. Wright House	Hip-roofed Cottage	1864		Residence C-3	4	Y		1-04-3-003	Miller, Claude & Alice	27
28	Third 403		Michael Wallrath House	Saltbox	1881		Residence R-3	4	Y		1-15-1-001	Dowden, Greg. & Pat	28
29	Third 529		James Roche House	Gabled Cottage		1874	Residence R-2	7	N		1-15-4-012	Mills, Allen & Kathleen	29
30	Twelfth 314	O	Grenfell Lumber Co. House	California Bungalow		1924	Residence R-2	4	Y	M	1-06-2-006	Ingebretsen, Gerry & Valorie	30
31	Twelfth 320	O	Grenfell Lumber Co. House	California Bungalow		1924	Residence R-2	4	Y	M	1-06-2-007	Ingebretsen, Gerry & Valorie	31
32	Twelfth 344	I	Charles Davis Mc Comish House	Tudor Revival		1928	Residence R-1	4	Y	M	1-06-2-008	Wilsey, Lila Lee M.	32
33	Webster 3		Amon Ulysses Lincoln Rice House	Hip-roofed Cottage		1905	Residence C-3	7	N		1-20-6-005	Coffman, Eleze	33
34	Webster 21		Amon Ulysses Lincoln Rice House	Colonial Revival Bungalow	1905		Residence C-3	7	N		1-20-6-004	Merchant, Lester & Betty	34
35	Webster 153		Jonas Spect House	Greek Revival	1875		Residence R-3	3	Y		1-20-5-001	Lindwedel, Delbert	35
36	Webster 209			Saltbox	1880		Residence R-2	7	N		1-20-4-004	McCullough, Fenton & Edna	36
37	Webster 246		* Edward S. Holloway House	Shingle/Craftsman		1912	Residence R-2	3	Y		1-20-1-011	Brill, Maxine H.	37
38	Webster 257		Mary Geil House	Queen Anne/Stick		1897	Residence R-2	4	Y		1-20-4-001	Mansur, Harold T. & Debra K.	38
39	Webster 315		Charles Younger House	California Bungalow		1939	Residence R-2	7	N		1-19-6-005	Unzueta, Joe & Maria	39
40	Webster 325		M. J. Weitz House	Bungalow	1935		Residence R-2	7	N		1-19-6-004	Phillips, Gregory	40
41	Webster 345		Martha J. Putnam House	Hip-roofed Cottage	1895		Residence R-2	7	N		1-19-6-002	Polander, Helen et al	41
42	Webster 355		Ben. Franklin Butterfield House	Queen Anne Cottage	1892		Residence R-2	3	Y		1-19-6-001	Estrada, Alexander & Rita	42
43	Webster 400		Katie A. Wills House	Queen Anne Cottage		1893	Residence R-2	3	Y		1-19-2-004	Merrill, Bruce James	43
44	Webster 410		Arthur Henry Pope House	Craftsman Bungalow		1918	Residence R-2	3	Y		1-19-2-004	Merrill, Bruce James	44
45	Webster 425		* Colusa Grammar School	Tudor Gothic Revival		1918	City Hall Pf	1	Y		1-19-5-002	City of Colusa	45
46	Webster 426		Clark Harmeson House	Queen Anne/Bungalow	1880		Residence R-2	4	Y		1-19-2-006	Schaap, Craig A.	46
47	Webster 518			Bungalow		1937	Residence R-2	7	N		1-19-1-007	Kelleher, Cynthia	47
48	Webster 530		Harry H. Staple House	Shingle/California Bungalow		1917	Residence R-2	7	N		1-19-1-008	Kelleher, Cynthia	48
49	Webster 536		Harry H. Staple House	Hip-roofed Cottage		1910	Residence R-2	7	N		1-19-1-009	Wilsy, Harold Jr. & Jeneane	49
50	Webster 542		Harold P. Lewis House	Shingle Bungalow		1912	Residence R-2	7	N		1-19-1-010	Biggs, J.R. & Martha	50
51	Webster 546		Sara J. Woods House	Queen Anne Cottage		1883	Residence R-2	4	Y		1-19-1-011	Mc Minn, Barbara Tucker	51
52	Webster 618		John Cheney House Site	Site of Farmhouse	1870		Residence R-2	6	Y		1-18-3-008	Barrow, Nickolena	52
53	Webster 724-730		Ben P. Pryor House	International/Prairie		1951	Residence R-2	7	N		1-18-2-007	Pryor, Violet G.	53
54	Wilson 1359		George W. White House	Transitional	1875		Residence County	7	N		15-33-0-032	Hill, Craig & Eva	54



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RETURN TO: CIRCULATION DEPARTMENT
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LOAN PERIOD	1	2	3
Home Use			
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Renewals and Recharges may be made 4 days prior to the due date.
 Books may be renewed by calling 642-3405.

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